PROJECT DIRECTORY DRAWING INDEX OWNER / DEVELOPER Sheet Sheet Name Name North America Development Group LLC ARCHITECTURAL Bin Zhang LEVEL 5 - FLOOR PLAN t: 425.647.5980 **COVER SHEET** LEVEL 6 - FLOOR PLAN e: vincentz@northamamg.com **GENERAL NOTES & SYMBOLS** LEVEL ROOF - FLOOR PLAN 1550 140th Ave NE PRELIMINARY ASSESSMENT REPORT EAST ELEVATION Suite: 201 LAND USE CODE SUMMARY SOUTH ELEVATION Bellevue, WA 98005 CODE COMPLIANCE - AVERAGE GRADE WEST & NORTH ELEVATION A503 CODE COMPLIANCE - AMENITY SPACES A510 ARCHITECT **BUILDING SECTIONS** CODE COMPLIANCE - BICYCLE PARKING MZA ARCHITECTURE A511 BUILDING SECTIONS FLOOR AREA RATIO & MHA Contact **GROSS FLOOR AREA** t: 425.559.7888 CODE COMPLIANCE - TRANSPARENCY & BLANK 752 108th Ave NE SHEET 1 of 1 CODE COMPLIANCE - AVERAGE DEPTH ANALYSIS Suite: 203 LANDSCAPE **AUTOTURN DIAGRAM** Bellevue, WA 98004 COLORED LANDSCAPE PLAN A100 SURVEY LANDSCAPE SITE PLAN GENERAL CONTRACTOR SITE PLAN LANDSCAPE ROOF PLAN Company A103 DEPARTURES LANDSCAPE DETAILS Contact MATERIAL COLOR BOARD L400 SEATTLE GREEN FACTOR PERSPECTIVES PERSPECTIVES Address PERSPECTIVES PERSPECTIVES City, ST 98000 OVERALL SITE PLAN CIVIL ENGINEER LEVEL 1 - FLOOR PLAN D.R. Strong Consulting Engineers LEVEL 2 - FLOOR PLAN Maher Joudi LEVEL 3 - FLOOR PLAN t: 425.827.3063 A214 LEVEL 4 - FLOOR PLAN e: maher.joudi@drstrong.com 620 7th Ave Kirkland, Wa 98033 LANDSCAPE ARCHITECT Karen Kiest Landscape Architect Karen Kiest t: 206.323.6032 e: kkiest@kk-la.com 111 West John St Suite: 306 Seattle, WA 98119 PROJECT DATA STRUCTURAL ENGINEER Lund Opsahl SITE ADDRESS: 106 NW 36th Street, Seattle, WA 98107 Peter Opsahl t: 206.402.5156 LEGAL OWNER: e: popsahl@lundopsahl.com 1201 1st Ave South Suite: 310 SITE AREA: 14,798 SF Seattle, WA 98134 PROJECT SCOPE: Existing structure to be demolished. Construct a 6 story, Mixed-use building with 68 residential units, with MEP ENGINEER common amenities and 2 commercial spaces with outdoor seating. 33 parking spaces to be provided within the structure. Robison Engineering Inc Jon Robison t: 206.364.3343 PARCEL NUMBER(APN): 1972200120 e: jrobison@robisonengineering.com 19401 40th Ave W LEGAL DESCRIPTION: Lots 8,9, 10 and 11, Block 2, Denny & Hoyt's addition to the City of Seattle, According to the plat thereof Suite: 302 recorded in volume 2 of plats, page 136, in King county, Washington: Lynnwood, WA 98036 ENVELOPE CONSULTANT Except that portion thereof condemned for Leary Avenue (Now Northwest 36th Street) in King county Superior Court Cause No. 69865 under ordinance no. 21303 of the City of Seattle. B.E.E. Consulting, LLC Chad Smith t:425-678-1710 Situate in the City of Seattle, County of King, State of Washington e:Chad@bee-engineers.com 170 W. Dayton St Suite:206 **ZONING DATA** Edmonds, WA 98020 ZONING CLASSIFICATION: NC2-55 (Neighborhood Commercial 55) OVERLAY: Fremont (Hub Urban Village) INTERIOR DESIGNER Company Contact Address City, ST 98000 GEOTECHNICAL ENGINEER Pangeo APPLICABLE CODES Siew L. Tan t: 206.262.0370 e: stan@pangeoinc.com **BUILDING CODE:** 2018 INT'L BUILDING CODE 3213 Eastlake Ave E 2018 SEATTLE ENERGY CODE - RESIDENTIAL **ENERGY CODE:** Suite: B Seattle, WA 98102 PROPOSED USE: COMMERCIAL - MIXED-USE **CONSTRUCTION TYPE:** TYPE I A AND 5A FIRE SPRINKLER ENGINEER R2 (UNITS), A-2 (COMMERCIAL), S2 (PARKING GARAGE) OCCUPANCY GROUP: Company **BUILDING HEIGHT:** 55'-0" Contact SPRINKLERS: NFPA 13 SPRINKLER SYSTEM # OF STORIES: 6 STORIES Address FIRE ALARM SYSTEM: 2018 SEATTLE FIRE CODE 9708 CLASS I STANDPIPE: 2018 SEATTLE FIRE CODE 905 City, ST 98000 ACOUSTICAL CONSULTANT Company Contact VICINITY MAP Address City, ST 98000 HARDWARE CONSULTANT Company Contact Address Suite City, ST 98000

PROJECT NAME

106 NW 36th St

PROJECT ADDRESS 106 NW 36th St.

Seattle, WA 98107 CLIENT North America Development

KEY PLAN

Group LLC

REVISIONS

No. Date Revision Description

DESIGN ARCHITECT

STRUCTURAL ENGINEER

CONSULTANTS

MZA ARCHITECTURE MΖΛ

600 108TH AVENUE NE. SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

LANDSCAPE ARCHITECT

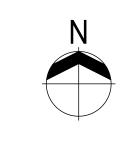
DRAWING STATUS

MUP SUBMISSION

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

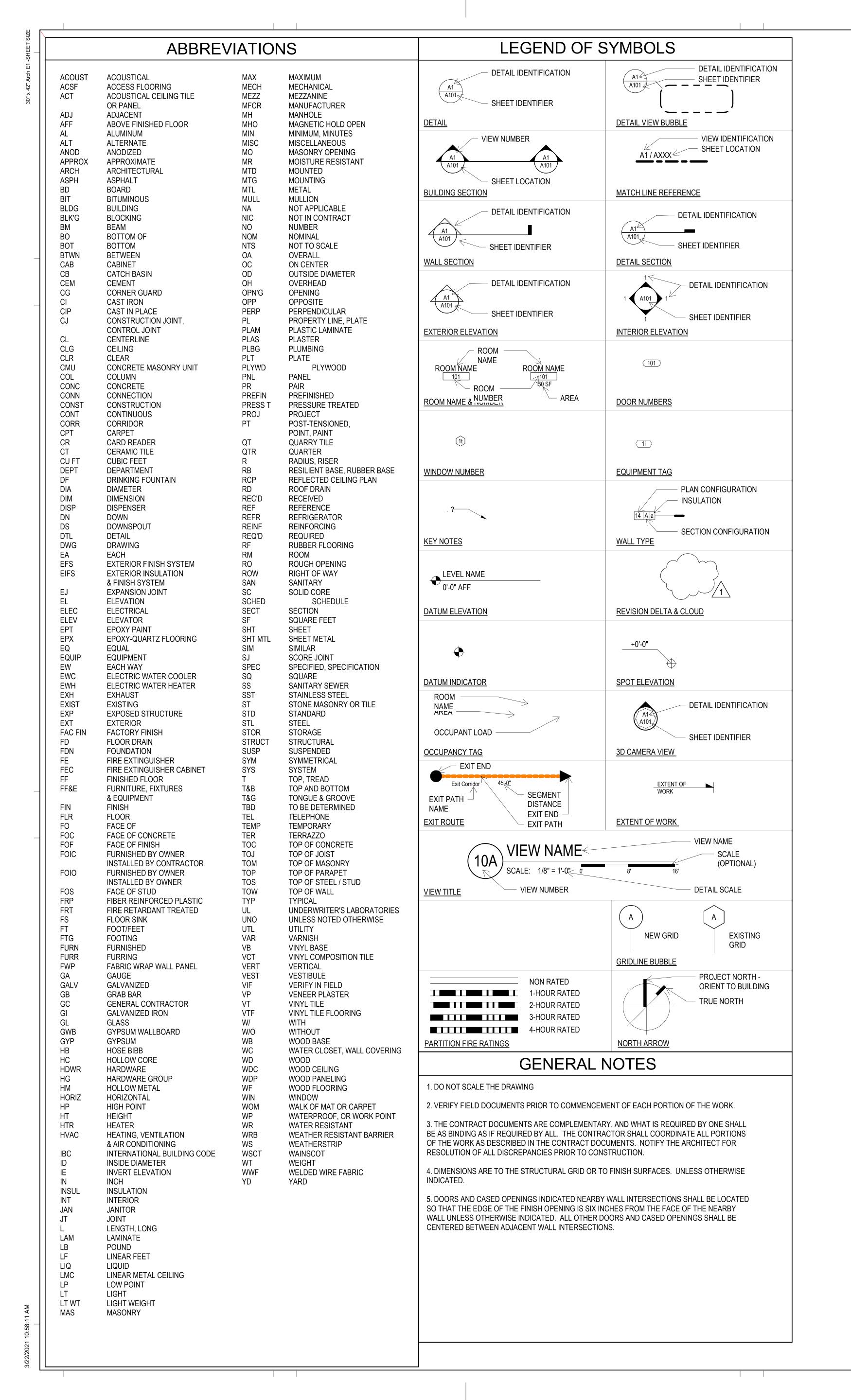
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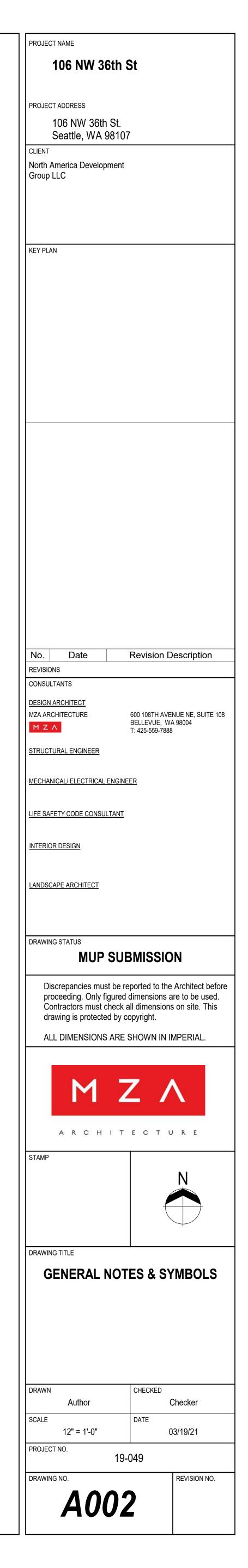




COVER SHEET

PROJECT NO.





Preliminary Assessment Report Project 005341-19PA, 106 NW 36TH ST

Assessment Completed: 10/30/2019

Project Description: Construct 5 story multifamily apartment building with approximately 66 units and 30 parking stalls. Existing structures to be

Primary Applicant: Andrew Kluess

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted

1. Review the requirements in this report and contact the staff members listed below with questions.

2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See SDOT Client Assistance Memo 2213 for guidance about the 60% complete approval process.

3. Schedule an appointment for permit application intake with SDCI. Please bring a copy of this report to your intake appointment.

Questions About This Report If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements Arthur Thomas Richardson, (206) 684-3655, art.richardson@seattle.gov

SDCI Land Use Requirements

Travis Saunders, (206) 386-1357, <u>Travis.Saunders@Seattle.gov</u> SDCI Preapplication Site Visit Requirements

Kamran Yazdidoost, (206) 684-7914, kamran.yazdidoost@seattle.gov Seattle City Light Requirements

Thomas Gravell, Thomas.Gravell@seattle.gov Seattle Department of Transportation Requirements

Jackson Keenan-Koch, (206) 386-5475, Jackson. Keenan-Koch@seattle.gov **Seattle Public Utilities Requirements**

Jim Mahady, (206) 684-5950, Jim.Mahady@seattle.gov

Water Availability

Seattle Public Utilities Drainage/Sewer Availability Requirements

• General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.

User-friendly guides to city permitting processes: <u>SDCI</u> and <u>SDOT</u>.

 Detailed zoning information. Visit our <u>permit type pages</u> for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

e following requirements are based on the current stormwater and side sewer codes. **The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.**

Existing Public Drainage Infrastructure Sanitary sewer main location: NW 36TH ST / 1st Ave NW

Sanitary sewer main size: 36-inch / 21-inch

Storm drainage main size: 18-inch

Infiltration Investigation Required: No

This project is in an area that that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements

Project Type and Drainage Basin The storm drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system NW 36TH ST

Project Type: Parcel-based

Drainage Basin: Designated receiving water

Drainage Control Compliance Drainage Review Required: Yes

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan and a completed Standard Drainage and Wastewater Control (DWC) Plan including

the Site and Drainage Control Summary from On-site Stormwater Management Calculator Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer

Soil Amendment Required: Yes All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the

project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, SMC 22.805.040.A, or SMC 22.805.050.A. Complete the Post Construction Soil Management Plan on the Standard CSC/SOIL Plan. On-site Stormwater Management Required: Yes Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or,

if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement On-site Stormwater Management (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B, and Director's Rule 21-2015.

Submit an On-site Stormwater Management Calculator and show the On-site Stormwater Management BMP's and surface designation on the Standard Drainage and Wastewater Control Plan. Flow Control Required: No*

Based on the information provided, adherence to Flow Control Standards is not required for this project.

*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Basic Water Quality Treatment Required: Yes

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 D). Parcel-based projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces must provide Basic Water Quality Treatment. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing this project shall: provide a Basic Treatment Facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

The wastewater point of discharge (SMC 21.16.070.B) is located at NW 36TH ST or 1st Ave NW.

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a King County Capacity Charge. (King County Code No. 28.84.050.0.1)

Permanent and Temporary Dewatering Approved Point of Discharge for Sub-surface Drainage (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): Public Storm Drain Main. NW 36TH ST

Permanent Groundwater Dewatering

Connections to Existing Side Sewers

Per SMC 22.805.050.C.7, parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface footing drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection SMC 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced hard surface is 2,000 square feet

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the Side Sewer Evaluation and Certification Form must be completed by a licensed engineer and the side sewer will typically require rehabilitation (e.g. pipe lining) as directed by Section V.M of the Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges) Director's Rule DPD 4-2011/SPU 2011-004.

Fats, Oils, Grease (FOG)

For your information: In serving establishments (i.e restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system), there may be additional requirements to control the discharge of fats, oils, and grease (FOG) into the sanitary sewer system.

Please contact: <u>Gary.Christiansen@seattle.gov</u> in SPU's FOG Program to determine pretreatment requirements to protect the municipal sewer system from FOG generated by food preparation and handling.

Any internal plumbing modifications require a plumbing permit from King County Public Health 206-684-5198.

 $For more information, visit: $$ \underline{\text{http://www.seattle.gov/util/MyServices/DrainageSewer/FatsOilsGrease/index.htm}$$ http://www.kingcounty.gov/healthservices/health/ehs/foodsafety/FoodBusiness.aspx

verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections. Please show all existing and proposed retaining walls/rockeries and the exposed height. If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted

Existing ROW Conditions NW 36TH ST

drawings. Include detailed cross sections.

Street conditions:

Asphalt paving Visible pavement width is: 60 Feet

Curb conditions: Curb adjacent to site

Concrete Approximate curb height: 4 Inches inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. CB is located on N 36TH Street and 1ST Ave NW It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

1ST AVE NW Street conditions:

Curb conditions:

Concrete paving Visible pavement width is: 25 Feet

Curb adjacent to site Concrete

Approximate curb height: 4 Inches inches

Potential Impacts to Seattle Parks Property

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. CB is located on 1ST Ave NW and N 36TH Street. It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

No parks property in vicinity Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the

1) all trees on the site. 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and

3) all trees located in the adjacent ROW Include common and scientific names for all trees shown. For more information, see <u>Director's Rule 16-2008</u> and <u>Tip 242</u>. Per SMC 25.11 and DR 16-2008, exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, Storm Water Manual Vols. 1-5).

Show the following on the <u>Construction Stormwater Control and Soil Amendment Standard Plan:</u>

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff. Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW). Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff. Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff. A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online.

Include earthwork calculations submittals indicate total cut quantities and total fill/backfill quantities.

Modifications to ECA Submittal Requirements

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.170.070, SMC 25.09, and Director's Rule 5-2016, General Duties & Responsibilities of Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC

Delineate the clearing limits on the site plan Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Seattle City Light Requirements Street/Alley Requirements

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per

Seattle City Light Construction Standard D2-3 (http://www.seattle.gov/light/engstd/docs2/d2-3.pdf). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the north

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along the north side of NW 36th St.

Submit plans for SCL review. An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations. Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. Relocating an SCL pole may be required at project's expense. Coordinate requirements through SDOT SIP Design Guidance process; see SDOT CAM 2211.

Conservation Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

For new service please contact the Electrical Service Representative for your area 12 months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light, (http://www.seattle.gov/light/electricservice/application.asp). The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Shana Kesselring, 206-684-0791, shana.kesselting@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to

contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely

with the applicant. SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information SDOT Plan Requirements: Plan

All work in the public right-of-way requires a permit. Construction use permits are required when performing non-utility work in the ROW, including material and vehicle staging, crane activity, or installing approved encroachments. Minor utility permits are required for utility work that does not trigger the utility major process. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm and review ${\it Client\ Assistance\ Memo\ 2109:\ https://www.seattle.gov/Documents/Departments/SDOT/CAMs/CAM2109.pdf\ for\ more\ information.}$

street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required Existing conditions review

Proposed alternations to existing transportation operations must be approved by SDOT.

The city's Right-of-Way Improvements Manual identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. The street types fronting this site are: NW 36th St: Urban Village Main; 1st Ave NW: Urban Village Neighborhood Access Coordinate with Metro Transit regarding potential bus stop upgrades, service changes and/or temporary stop relocation. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.25 for additional transit zone enhancements. Consider pedestrian and bicycle accessibility and safety enhancements along the existing Safe Routes to School walking route.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing

This site is located within an existing urban center or urban village. Projects in urban villages must comply with the standard sidewalk crosssection defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2.

Site is located adjacent to a planned or proposed project identified in the <u>Transit Master Plan</u>. The following projects are planned along the site

frontage(s): 1st Ave NW & N 36th St - Full Signal Fremont Transit-Plus Multimodal Corridor (Route 40 TPMC) Site is located adjacent to a planned or proposed project identified in the Bicycle Master Plan. The following projects are planned adjacent to the site: 1st Ave NW: Neighborhood Greenway planned.

Street Improvement Requirements

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, e-mail your request to DOT_LA@seattle.gov.

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. To apply for an SDOT Urban Forestry Construction Permit for tree planting, e-mail your request to SDOT Urban Forestry at DOT_LA@seattle.gov and include the project address and SDCI project number in the subject line. All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

 A King County Residential and Non-residential Sewage Treatment Capacity forms will be required at permit intake. Both of these forms can be found on the Seattle Stormwater web page: http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code

SDCI Land Use Code Requirements **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT. The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT. The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance. **Allev Requirements**

Alley to west Based on the submitted documents, no alley improvements are required per SMC 23.53.030.

Land Use

Based on the project scope. SEPA may be required. See DPD Director's Rule 7-2018, State Environmental Policy Act (SEPA) Exemptions From Environmental Review Requirements When Establishing, Changing or Expanding A Use for more details.

It appears that your project will require Design Review. A pre-submittal conference will be required. Please see SMC 23.41 for more information about

For Full and Administrative Design Reviews, see Tip 238, <u>Design Review: General Information, Application Instructions, and Submittal Requirements.</u> For Streamlined Design Review, see Tip 238B, Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements.

You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. The email will direct you to an attachment on your project on the Seattle Services Portal Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website. Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See Tip 327a, Environmentally Critical Areas Exemptions, Relief

Requirements and Tip 327b, Environmentally Critical Areas -- Small Project Waivers Application Instructions and Submittal Requirements for more Based on the preliminary site plan, an environmentally critical areas exception will be required. See Tip 328, Environmentally Critical Areas Exceptions for more details. Alley access may be required

from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements -- Application Instructions and Submittal

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860. Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI

within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

Trees are not shown. Retaining walls are not shown.

This project site appears to include the following ECAs and/or buffers:

Steep slope **Earth Disturbance**

ECA Mapping Unit and Type

This field assessment found evidence of previous grading or unstable soils. Please provide a soils report.

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections. If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's

Seattle, WA 98107 North America Development

PROJECT ADDRESS

PROJECT NAME

106 NW 36th St

106 NW 36th St

Group LLC

REVISIONS

600 108TH AVENUE NE, SUITE 108

BELLEVUE, WA 98004

DESIGN ARCHITECT

CONSULTANTS

MZA ARCHITECTURE

T: 425-559-7888 STRUCTURAL ENGINEER

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

LANDSCAPE ARCHITECT

DRAWING STATUS **MUP SUBMISSION**

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL





CHECKED Checker 03/19/21

19-049

REVISION NO.

PROJECT NO.

30" x 42" Arch E1 -SHEET SIZE

SITE ADDRESS PARCEL NUMBER 1972200120 SITE DIMENSIONS 120' (NW 36TH ST) X 143' 1/2" (1ST AVE NW) LOT SIZE NC2-55 (NEIGHBORHOOD COMMERCIAL 55) CLASSIFICATION NEIGHBORHOOD FREMONT (HUB URBAN VILLAGE) OVERLAY **BUILDING TYPES** SINGLE PURPOSE COMMERCIAL STRUCTURES, MULTI-STORY MIXED USE AND RESIDENTIAL RETAIL & MULTI-FAMILY, MIXED USE STRUCTURES. AIRPORT OUTER TRANSITIONAL SURFACE, FREQUENT TRANSIT 23.47A.012 THE HEIGHT LIMIT FOR STRUCTURES IN NC2-55(M) IS 55 FEET. APPLICABLE HEIGHT EXCEPTIONS PROPOSED BUILDING HEIGHT=55' AVERAGE GRADE = 48'-3" 23.47A.012.C.2 rooftop features OPEN RAILINGS, PLANTERS, CLERESTORIES, GREENHOUSES, SOLARIUMS, PARAPETS, AND PAPAPETS AND PV PANELS FIREWALLS MAY EXTEND UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. INSULATION MATERIAL OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO 2 FEET IF ENCLOSED BY PARAPETS OR WALLS. ROOFTOP DECKS AND OTHER SIMILAR FEATURES MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO TWO FEET, 23.47A.012.C.4 THE FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 15 FEET ABOVE THE APPLICABLE ELEVATOR PENHOUSES < 20% HEIGHT LIMIT, AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 20 PERCENT (25 PERCENT IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES) Solar collectors; b.Mechanical equipment; c.Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge; d.and Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. 23.47A.012.C.6 a.Solar collectors; b.Planters; shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21 at noon more than would a structure built to maximum permitted height and FAR: STREET LEVEL USES 23.47A.005 C In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade. 23.54.030. 60% MEDIUM SIZE PARKING 12' PROVIDED @ 1ST AVE NW , 16' EXISTING ALLEY WIDTH DRIVEWAY RESIDENTIAL USE 10' MINIMAL REF.A211. COMPLIES A MINIMUM OF 20 PERCENT OF THOSE PARKING SPACES SHALL BE EV-READY. REF.A211. COMPLIES 23.47A.008 STREET LEVEL A.2.B BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 AND 8 FEET ABOVE THE REF. A0.10. COMPLIES DEVELOPMENT SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH. A.2.C THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH REF. A0.10. COMPLIES OF THE FACADE OF THE STRUCTURE ALONG THE STREET A.3 STREET FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, COMPLIES, SMALL RETAIL OUTDOOR DECK PROVIDED AT SE CORNER. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE B. NON-RESIDENTIAL USES AT STREET LEVEL REQUIREMENTS: REF. A0.10. COMPLIES B.2.A 60% OF THE STREET-FACING FACADE BETWEEN 2 AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT. B.3.A- NON-RESIDENTIAL-USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND REF. A0.11. COMPLIES MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE. B.4 NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FOOR TO FOOR HEIGHT OF AT LEAST | REF. SECTIONS. COMPLIES D. WHERE RESIDENTIAL USES ARE LOCATED ALONG A STREET-LEVEL STREET-FACING FACADE, THE FOLLOWING REQUIREMENTS APPLY: D.1 AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL REF. PLANS. COMPLIES USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY. - D.2 THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET- FACING REF. A0.10 &A212 COMPLIES FACADE SHALL BE AT LEAST 4 FEET ABOVE OR BELOW SIDEWALK GRADE OR SET BACK AT LEAST 10 FEET FROM THE SIDEWALK. FLOOR AREA RATIO GFA not counted towards FAR 1&2 underground (4' above existing grade) 7 floor area of required bicycle parking for small efficiency dwelling units the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line, and any additional areas identified as gross floor area within a zone. 1. Floor area contained in stories above and <u>below grade</u>; 23.84A.014 - "G." 2. The area of stair penthouses, elevator penthouses, and other enclosed rooftop features; 3. The area of motor vehicle and bicycle parking that is enclosed; and 4. The area of motor vehicle parking that is covered by a structure or portion of a structure. MAXIMUM AREA FAR MAX = 3.75, Min 2 FAR(3.75) * SITE AREA (14,798 SF) = 55,493 SF MAX VEHICLE PARKING ALL RESIDENTIAL USES IN COMMERCIAL, RSL AND MULTIFAMILY ZONES WITHIN URBAN VILLAGES (23.54.015) THAT ARE NOT WITHIN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA: NO MINIMUM **BICYCLE PARKING** REF A007. COMPLIES RESIDENTIAL: 1 PER 1 DWELLING UNIT RETAIL: 1 PER 5000SF (23.54.015) BIKING 1 PER UNIT, ALL WEATHER PROTECTED MUST MEET BICYCLE REQUIREMENTS 23.54.015K, NO UP AND DOWN STAIRS SHORT TERM BIKE STORAGE 1 PER 20 UNITS, MUST BE ROUNDED UP TO EVEN WHOLE NUMBER, CAN POSSIBLY BE PLACED IN RIGHT OF WAY, DO NOT NEED TO BE WEATHER PROTECTED. SOLID WASTE AND RESIDENTIAL: 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100 STORAGE SPACE: RECYCLABLE NON RESIDENTIAL: 50% (PER 23.54.040.B) OF 500 SQUARE FEET - RESIDENTIAL: 375 SQ FT & COMMERCIAL: 125 SQ FT STORAGE AND 15% REDUCTION PERMITTED IF TRASH ROOM HAS A LINEAR DIMENSION IN EXCESS OF ACCESS (23.54.040 COMPLIES 20'STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-TABLE A) RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED STREET: 0' **BUILDING SETBACK** STREET: 0' REQUIREMENTS SIDE: 0' SIDE: 0' ALLEY: 0' (23.47A.014) REAR: 5' OF LANDSCAPE REAR: 17' - 0" 21'- 6" UPPER LEVEL (13' TO 65') SETBACK: 10' - 23.47A.014.B EXISTING SCREEN WALL ON NORTH PROPERTY SCREENING AND GARBAGE DUMPSTERS: 6' WALLS LANDSCAPING UNENCLOSED PARKING GARAGE ON A LOT ABUTTING A RESIDENTIAL LOT: 5' DEEP LANDSCAPE 5' DEEP LANDSCAPE PROVIDED AND 6' HIGH WALL ALONG EACH SHARED LOT LINE LANDSCAPING MUST COMPLY WITH SECTION 23.47A.16 GREEN FACTOR: 3, REF. LANDSCAPE REQUIREMENTS LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER PURSUANT TO SECTION 23.86.019 REFUSE COMPACTING AND RECYCLING ARE WITHIN THE BUILDING NOISE STANDARDS ALL MANUFACTURING, FABRICATING, REPAIRING, REFUSE COMPACTING AND RECYCLING (23.47A.018) ACTIVITIES SHALL BE CONDUCTED WHOLLY WITHIN AN ENCLOSED STRUCTURE. ODOR STANDARDS THE VENTING OF ODORS, VAPORS, SMOKE, CINDERS, DUST, GAS, AND FLUMES SHALL BE AT LEAST | WILL COMPLY 10 FEET ABOVE FINISHED SIDEWALK GRADE, AND DIRECTED AWAY TO THE EXTENT POSSIBLE (23.47A.020) FROM USES WITHIN 50 FEET OF THE VENT. LIGHT AND GLARE - EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES. WILL COMPLY - INTERIOR LIGHTING IN PARKING GARAGES MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE STANDARDS (23.47A.022) AFFECTING NEARBY USES. - DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN 5 FEET AND SIX FEET IN HEIGHT, OR SOLID AMENITY AREA AMENITY AREAS AREA REQUIRED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AMENITY AREA REQUIRED OF 5% OF RESIDENTIAL AREA: REF.A006. COMPLIES (23.47A.024) AREA IN RESIDENTIAL USE. - ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA - AMENITY AREAS SHALL NOT BE ENCLOSED - PARKING AREAS, VEHICULAR ACCESS EASEMENTS, AND DRIVEWAYS DO NOT QUALIFY AS AMENITY AREAS, EXCEPT THAT A WOONERF MAY PROVIDE A MAX. OF 50% OF AMENITY AREA , IF THE DESIGN IS APPROVED, THROUGH A DESIGN REVIEW PROCESS. - COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10', AND N - PRIVATE BALCONIES AND DECKS 60 SF MIN, AND NO HORIZONTAL DIMENSION SHALL BE LESS

PROJECT NAME 106 NW 36th St PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107 North America Development Date Revision Description REVISIONS CONSULTANTS DESIGN ARCHITECT MZA ARCHITECTURE 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 мил T: 425-559-7888 STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT DRAWING STATUS **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

ARCHITECTURE

N

DRAWING TITLE

LAND USE CODE SUMMARY

DRAWN
Author
CHECKED
Checker

SCALE
6" = 1'-0"

PROJECT NO.

19-049

REVISION NO.

DRAWING NO.

Calculating Average Grade Level for Height Measurement

23.86.006 - Structure Height Measurements:

The height of the structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. "Average grade level" means the average of the elevation of existing lot grades. Except as provided in subsection 23.86.006.A.2, average grade level is calculated, as follows:

a. At the midpoint, measured horizontally, of each exterior wall of the structure, orb. At the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.

(Midpoint Grade Elevations) x (Rectangle Side Lengths) (Total Length of Rectangle Sides)

A : Midpoint Elevationa : Rectangle Side Length

FORMULA:

 $(A \times a) + (B \times b) + (C \times c) + (D \times d)$

a + b + c + d

(143'-2 1/2" x 50.8') + (120'-0" x 41.5') + (103'-5 1/2" x 42.5') + (120'-0" x 57.3') 143'-2 1/2" + 120'-0" + 103'-5 1/2" + 120'-0"

SCALE: 3/32" = 1'-0"

= 48' - 3" 486'-8"

48.25 - 42 = 6' - 3"

THE AVERAGE GRADE LEVEL = 6' - 3"

B PROPOSED MIXED-USE BUILDING Average Grade Calculation

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MUP SUBMISSION

Revision Description

600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888

ARCHITECTURE

PROJECT NAME

PROJECT ADDRESS

Group LLC

REVISIONS

CONSULTANTS

DESIGN ARCHITECT

MΖΛ

MZA ARCHITECTURE

STRUCTURAL ENGINEER

INTERIOR DESIGN

LANDSCAPE ARCHITECT

DRAWING STATUS

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

106 NW 36th St

106 NW 36th St.

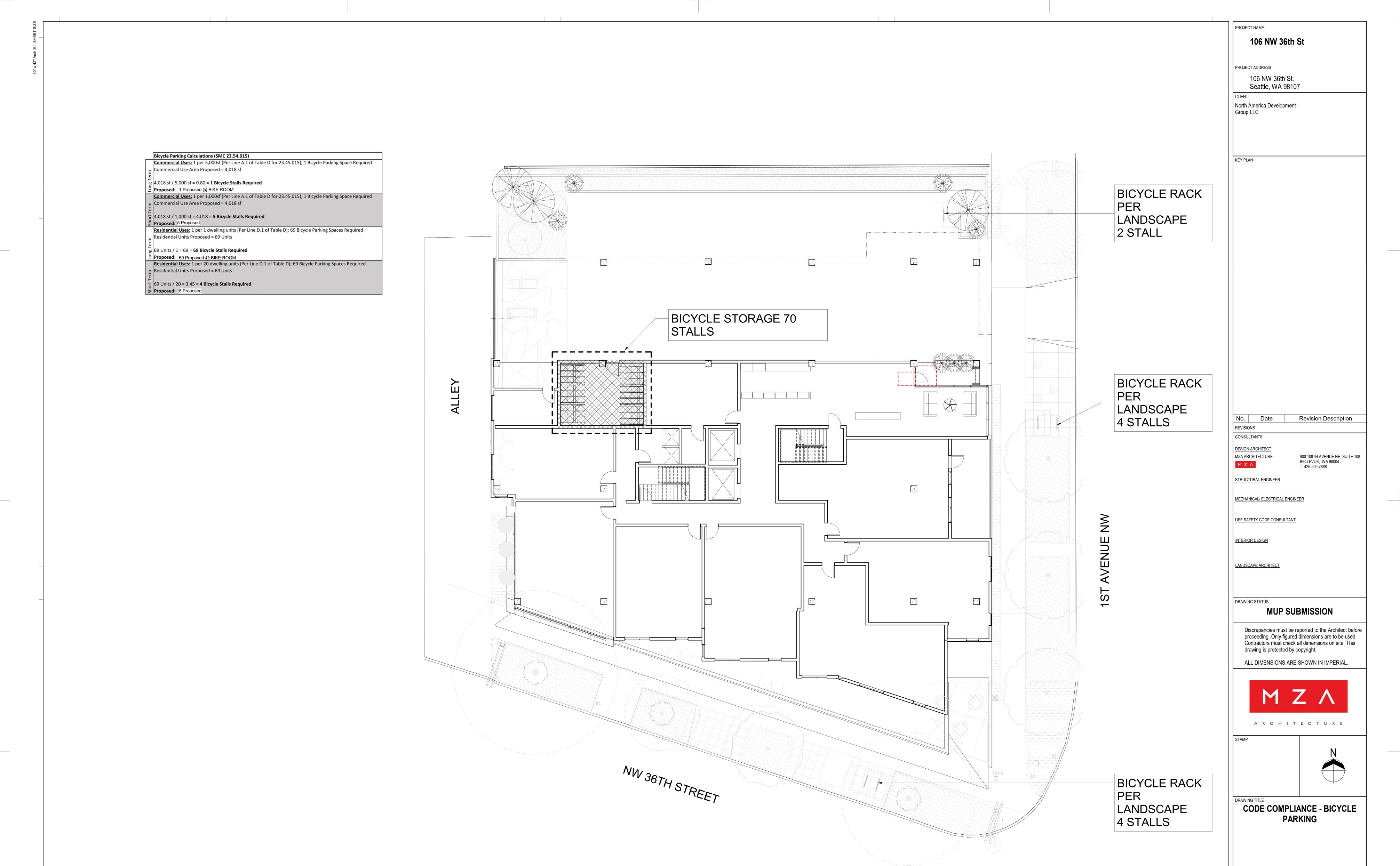
North America Development

Seattle, WA 98107

CODE COMPLIANCE - AVERAGE GRADE

PROJECT NO.

PROJECT NAME 106 NW 36th St Area Schedule (Amenity) PROJECT ADDRESS Amenity Area Calculation: Level Department 106 NW 36th St. Total Gross Area (Residential) = 50,580 gsf LEVEL 2 Seattle, WA 98107 MIXING LOUNGE 397 SF INDOOR AMENITY (Refer to sheet A008 for the residential Gross Area Calculation) CLIENT LEVEL 2 490 SF OUTDOOR SPACE OUTDOOR AMENITY North America Development Min Amenity Area required: 5% of Gross Area 5% x 50,580 gsf = 2,529 gsf Required 887 SF Group LLC LEVEL 6 LEVEL 6 OUTDOOR SPACE 1368 SF OUTDOOR AMENITY COMMON SPACE INDOOR AMENITY Proposed Total Amenity Area: 3,040 gsf > 2,529 gsf, Complies 786 SF 2154 SF 3040 SF Grand total: 4 **AMENITY SPACE LEGEND** COMMON SPACE INDOOR AMENITY OUTDOOR AMENITY Revision Description OUTDOOR SPACE REVISIONS CONSULTANTS 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE ΜZΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER 2 LEVEL 6 LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL **AMENITY SPACE LEGEND** INDOOR AMENITY OUTDOOR AMENITY ARCHITECTURE ELEVATOR PENTHOUSE **CODE COMPLIANCE - AMENITY SPACES** CHECKED PROJECT NO. A006



Level 2 - Bicycle Count

SCALE: 1/8" = 1'-0"

Author

SCALE
As indicated

PROJECT NO.

19-049

A007

CHECKED

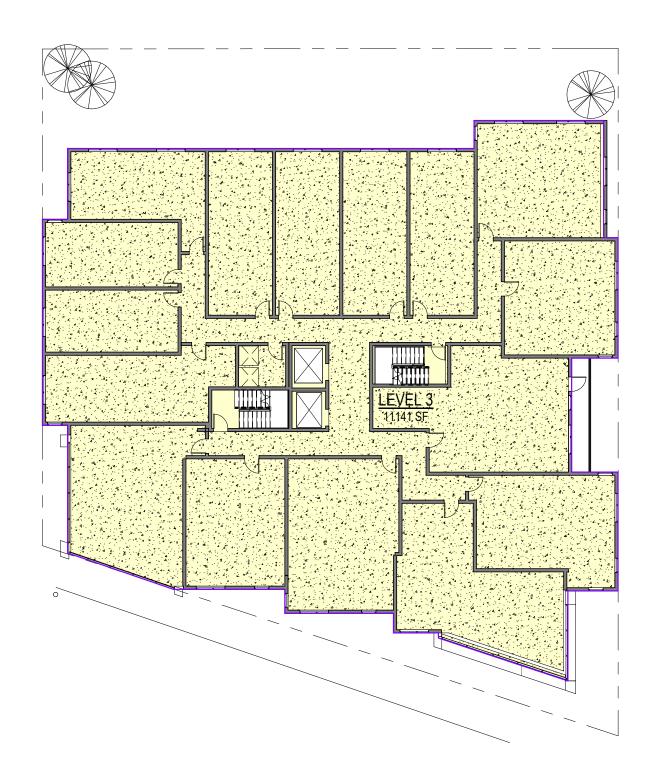
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\ LEVEL 1 - Gross SCALE: 1" = 20'-0"



LEVEL 3 - Gross



5 LEVEL 5 - Gross
SCALE: 1" = 20'-0"

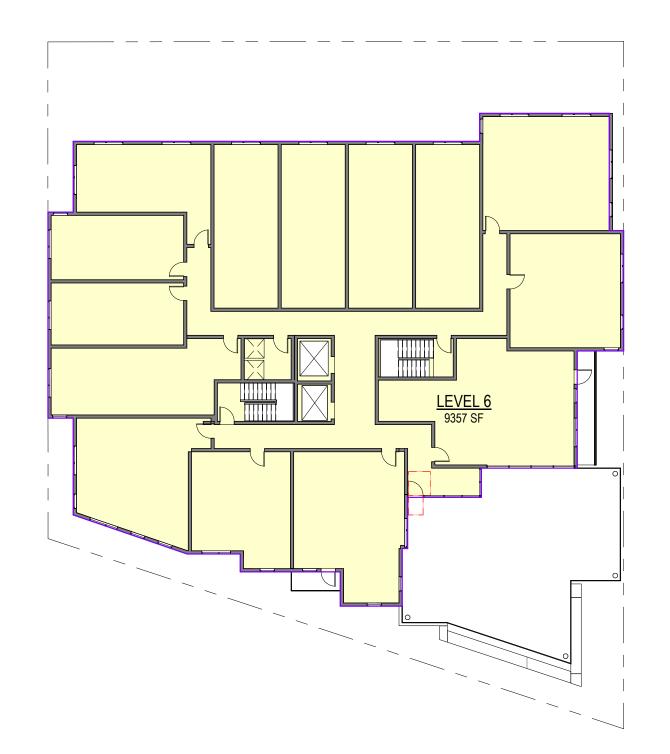


2 LEVEL 2 - Gross

SCALE: 1" = 20'-0"



LEVEL 4 - Gross



6 LEVEL 6 - Gross

SCALE: 1" = 20'-0"

Level Grand total: 6 63394 SF

Area Schedule (Gross Building) LEVEL 1 13357 SF LEVEL 2 7887 SF LEVEL 3 11141 SF LEVEL 4 10826 SF LEVEL 5 10826 SF LEVEL 6 9357 SF

MZA ARCHITECTURE

CONSULTANTS

PROJECT NAME

PROJECT ADDRESS

106 NW 36th St

106 NW 36th St. Seattle, WA 98107

North America Development Group LLC

600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 STRUCTURAL ENGINEER

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

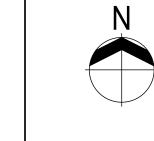
LANDSCAPE ARCHITECT

MUP SUBMISSION

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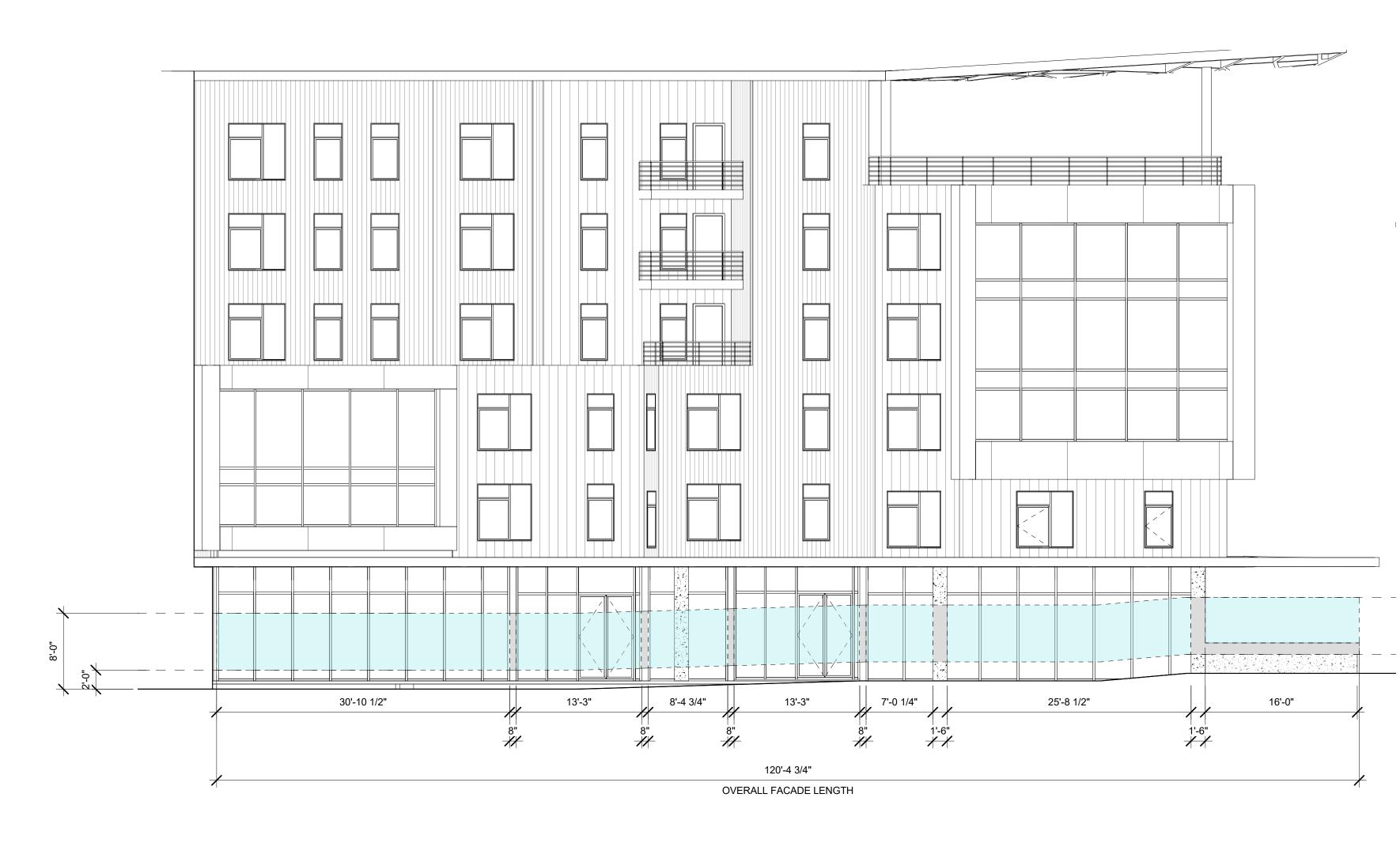
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GROSS FLOOR AREA

CHECKED Checker 1" = 20'-0" PROJECT NO. 19-049



South Elevation - NW 36th st

11'-0" 15'-5 1/2" 11'-0" 22'-8 3/4" OVERALL FACADE LENGTH

∖ East Elevation - 1st Ave NW

Blank Facades (SMC 23.47A.008.A.2)

- 1. Blank facades segments of the street-facing facade between 2'-0" and 8'-0" above the sidewalk may not exceed 20'-0" in width, COMPLIES
- 2. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street, **COMPLIES**

NW 36th St: (Length of Blank Facades) / Total Facade Width (8"+8"+8"+8"+1'-6"+1'-6") / 120'-4 3/4" = 5.67' / 120.4' = **4.7% < 40%**, **COMPLIES**

1st Ave NW: (Length of Blank Facades) / Total Facade Width (1'+1'+1'+1'+1'-6"+1'-6") / 127'-9 3/4" = 8' / 127.8' = **6% < 40%**, **COMPLIES**

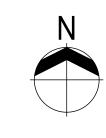
Transparency (SMC 23.47A.008.B.2)

Min Required Transparency: 60% of Street-Facing Facade between 2 feet and 8 feet above the sidewalk shall be transparent.

NW 36th St: (Transparent Area) / (Area Between 2' & 8') = Transparency 668.40 SF / 722.60 SF = 92.4%, COMPLIES

1st Ave NW: (Transparent Area) / (Area Between 2' & 8') = Transparency 485.96 SF / 771.81 SF = 62.9%, COMPLIES

PROJECT NAME 106 NW 36th St PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107 North America Development **Revision Description** REVISIONS CONSULTANTS MZA ARCHITECTURE 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 ΜZΛ T: 425-559-7888 STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL ARCHITECTURE



DRAWING TITLE CODE COMPLIANCE -TRANSPARENCY & BLANK **FACADES**

PROJECT NO.

AVERAGE DEPTH DIAGRAM

SCALE: 1/8" = 1'-0"

LAND USE ANALYSIS

NON-RESIDENTIAL USE: AVERAGE DEPTH CALCULATION (SMC 23.47.008.B.3) COMMERCIAL RETAIL SPACE:

 $(A \times E) + (B \times F) + (C \times G) + (D \times H) / TOTAL FACADE LENGTH = AVERAGE DEPTH$ (31.86' x 26.13') + (36.22' x 36.87') + (36.41' x 40.74') + (15.3' x 21.91') / (31.86' + 36.22' + 36.41' + 15.3')

(832.5 + 1335.43 + 1483.34 + 335.22) / 119.79 = **33.27' > 30.00', COMPLIES**

PROJECT NAME

106 NW 36th St

PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107

North America Development Group LLC

REVISIONS

CONSULTANTS

MZA ARCHITECTURE

600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 STRUCTURAL ENGINEER

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

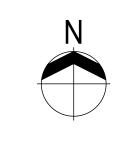
LANDSCAPE ARCHITECT

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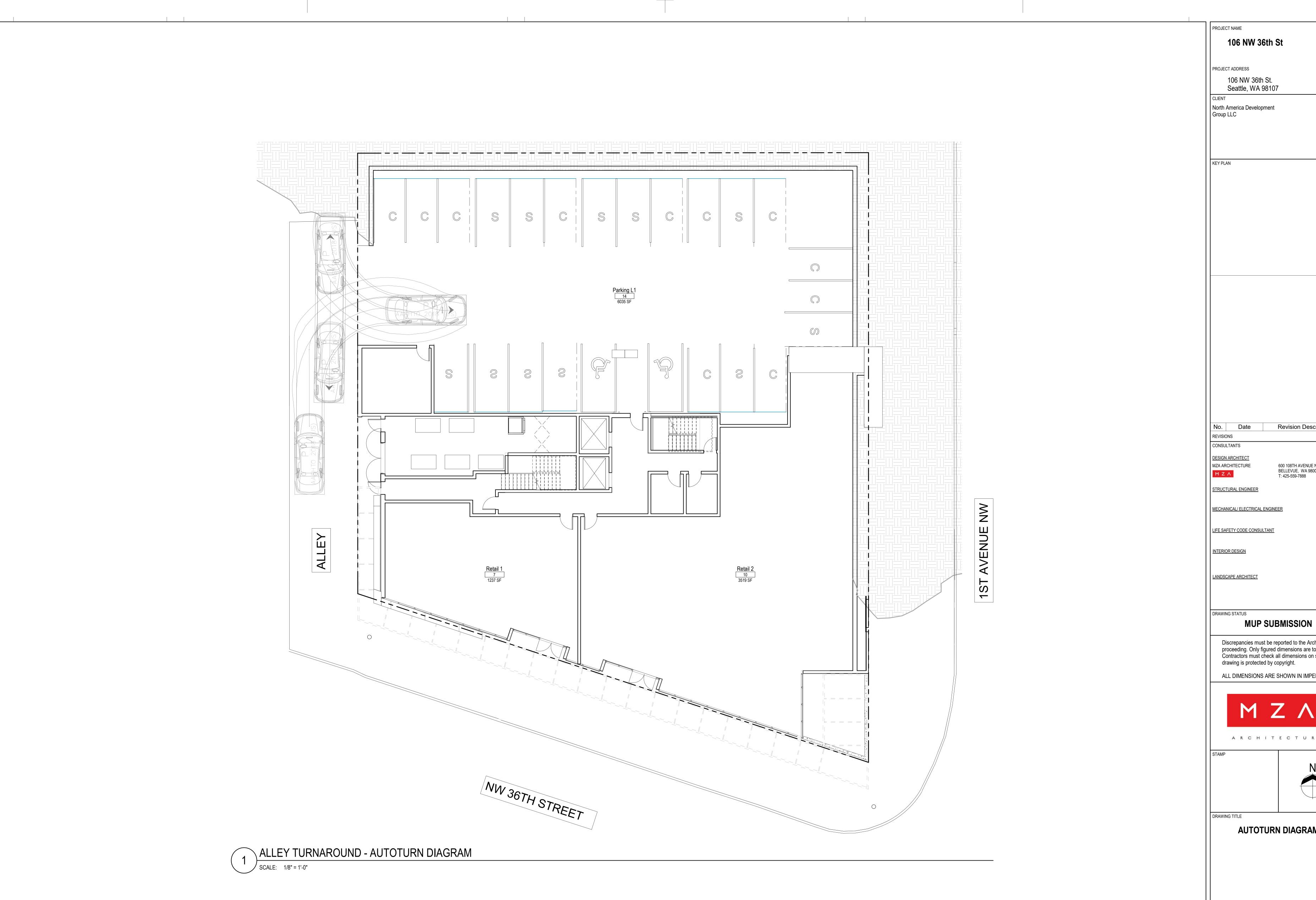
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CODE COMPLIANCE - AVERAGE DEPTH ANALYSIS

PROJECT NO.



106 NW 36th St.

Revision Description

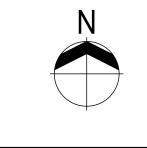
600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888

MECHANICAL/ ELECTRICAL ENGINEER

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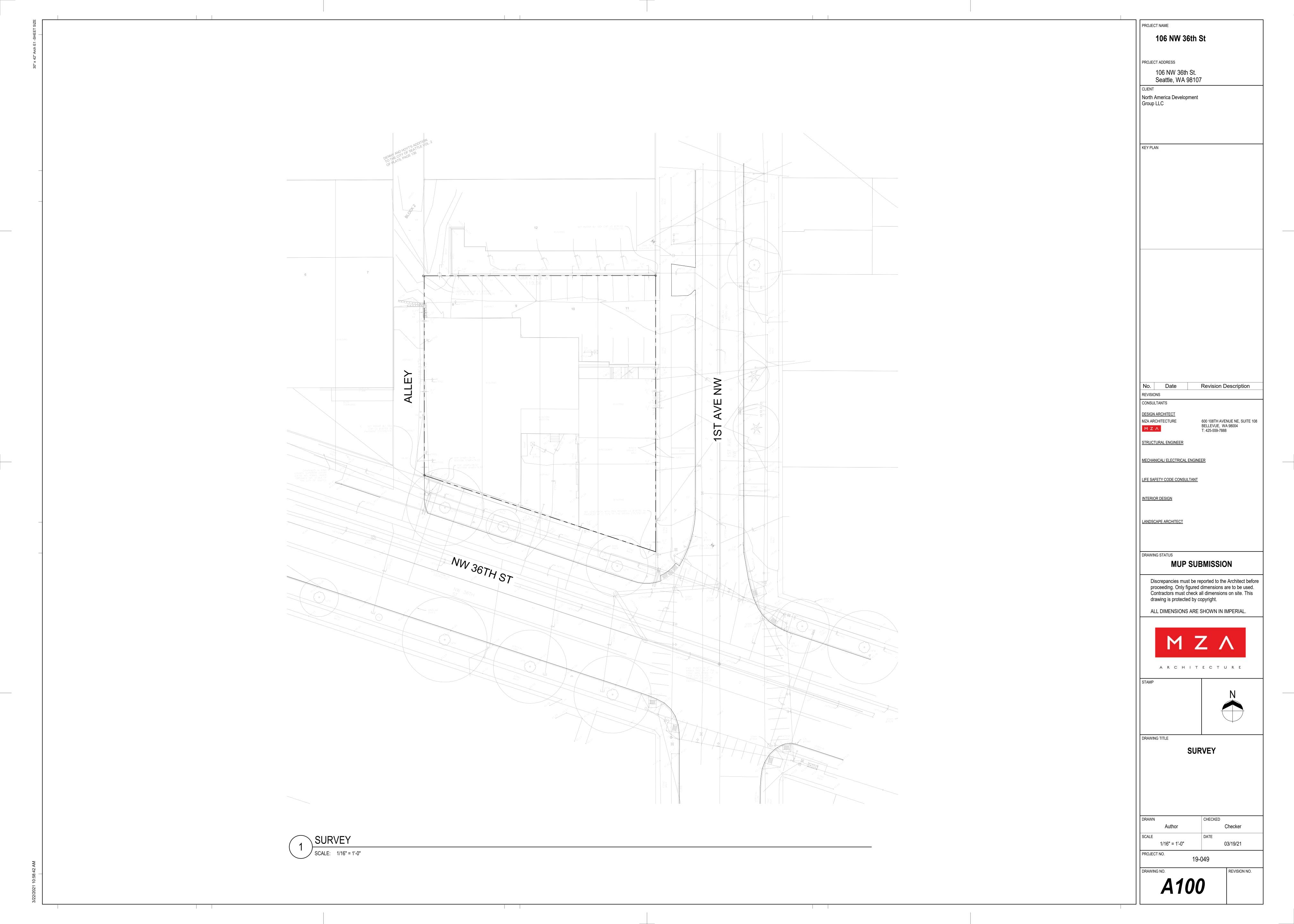


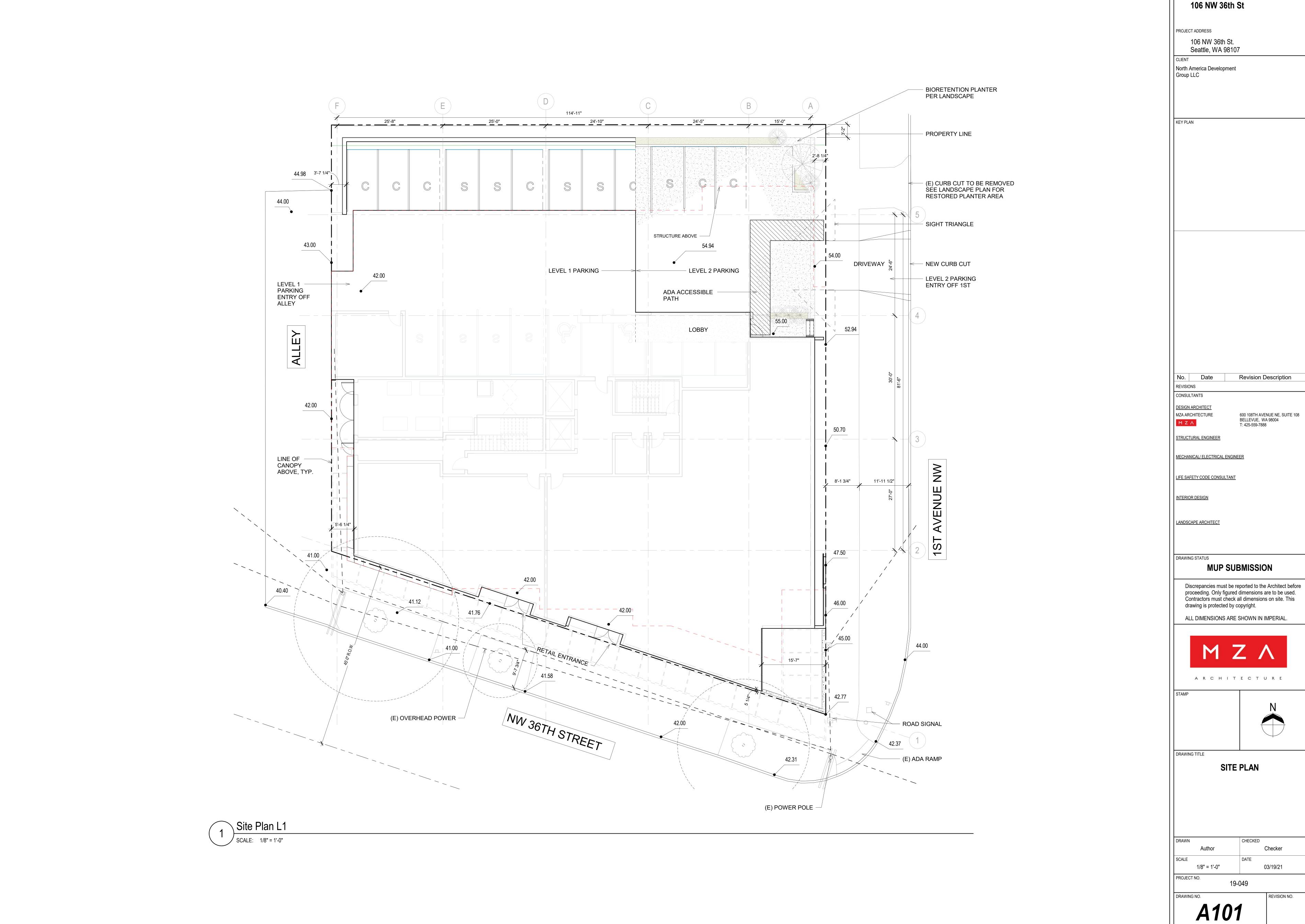


AUTOTURN DIAGRAM

CHECKED Checker PROJECT NO. 19-049

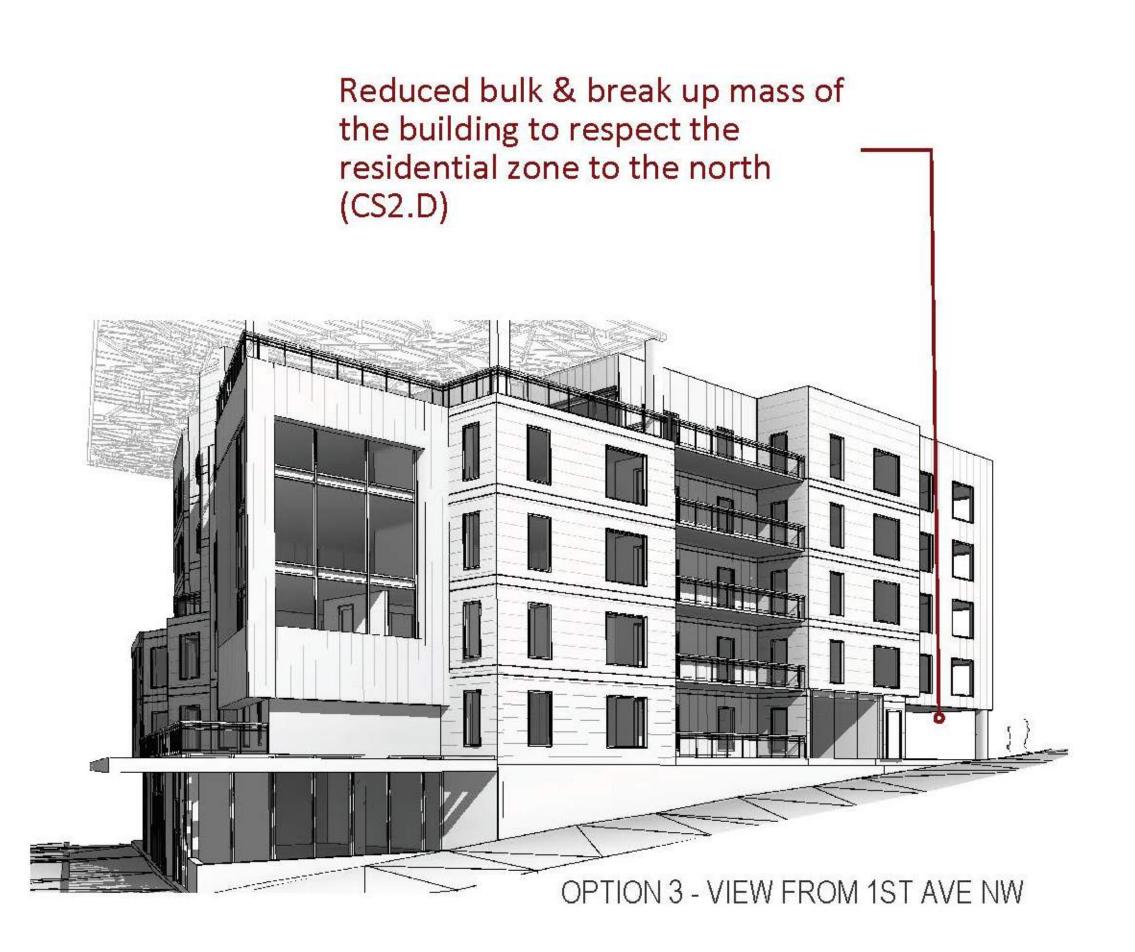
REVISION NO.

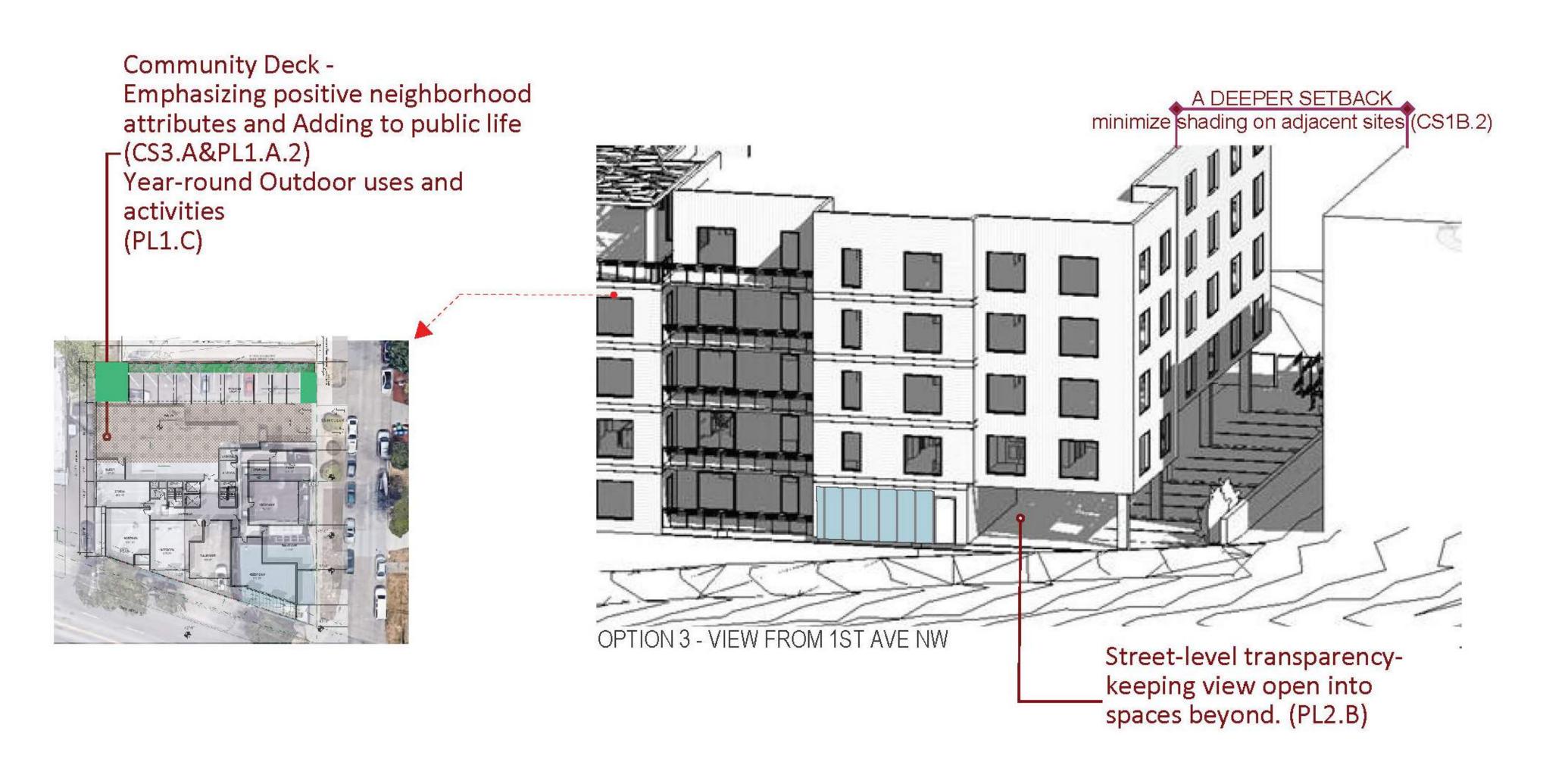


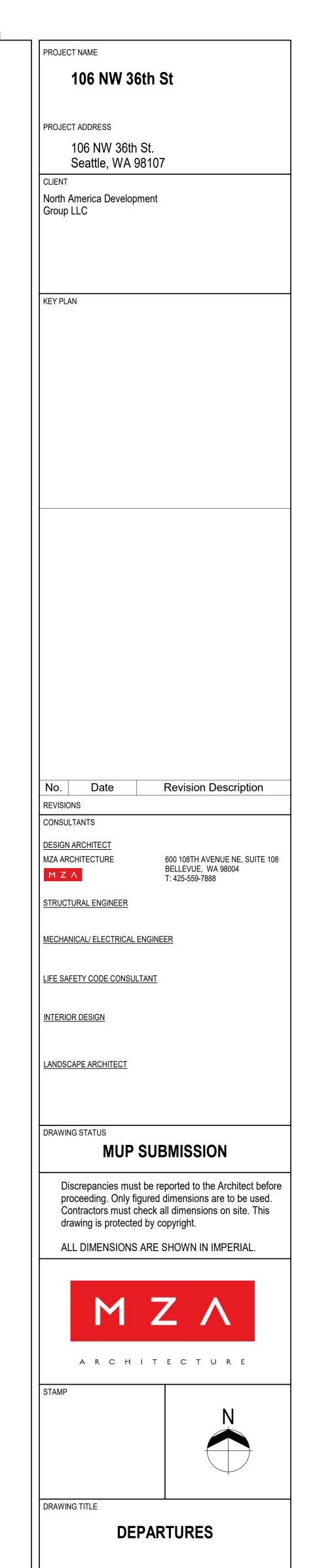


PROJECT NAME

APPROVED DEPARTURE #1	CODE REQUIREMENTS	EXPLANATION FOR DEPARTURE
Proposed: Proposed design has two levels of parking. Level 1 parking is accessed through alley on the west. The Code does not allow driveway access along 1st Avenue because an alley is available to provide access. However the site topography and the existing curb cut on 1st Avenue arrives itself an opportunity for additional parking and access on level 2.	Parking Access Standard: Per 23.47A.032.A1 NC zones. The following rules apply in NC zones, except as provided under subsections 23.47A.032.A.2 and 23.47A.032.D: a.Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.	







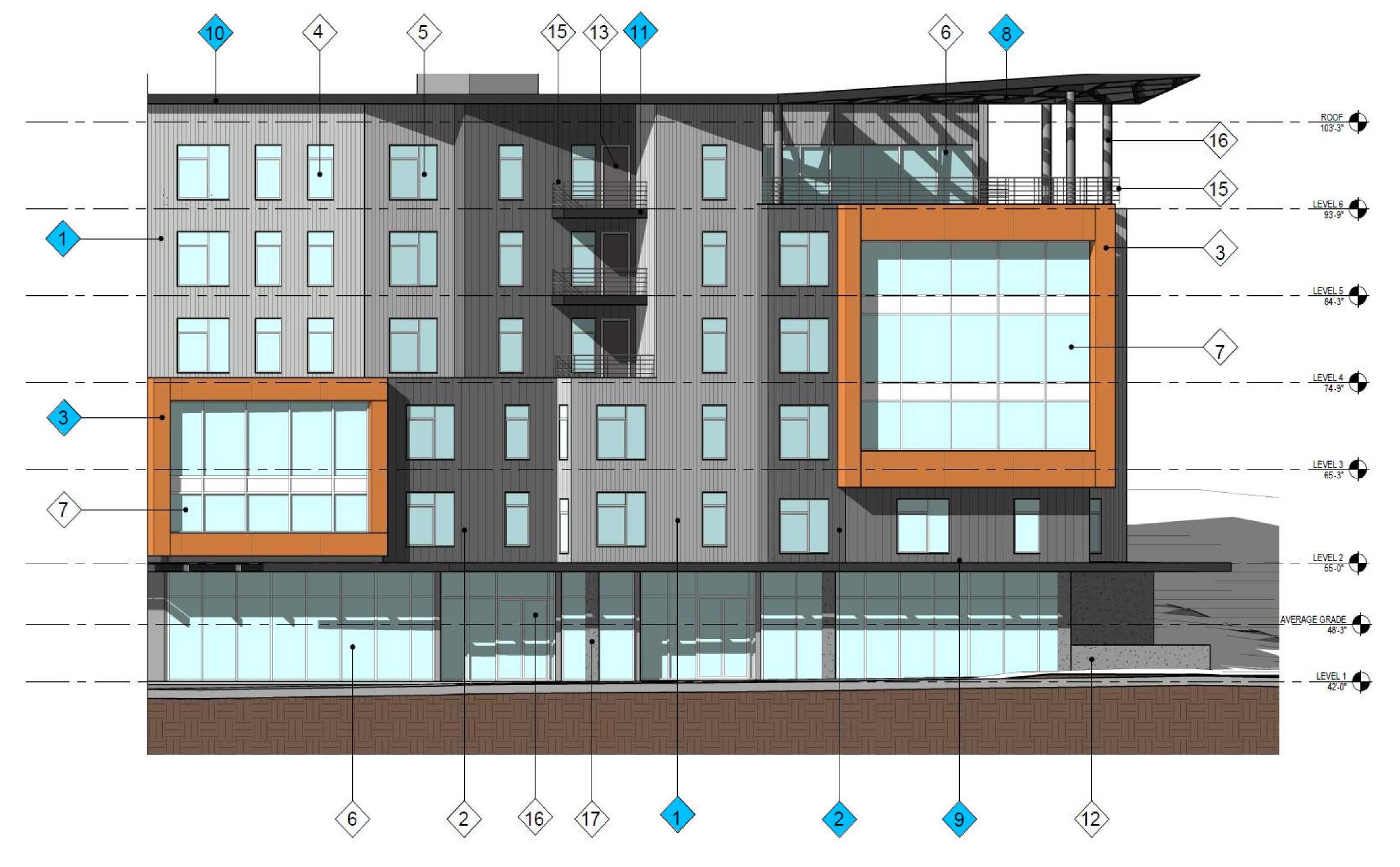
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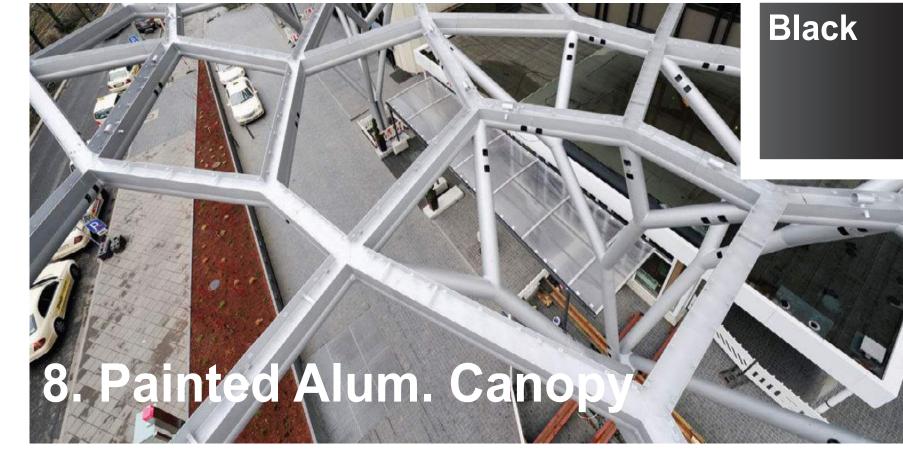
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19-049

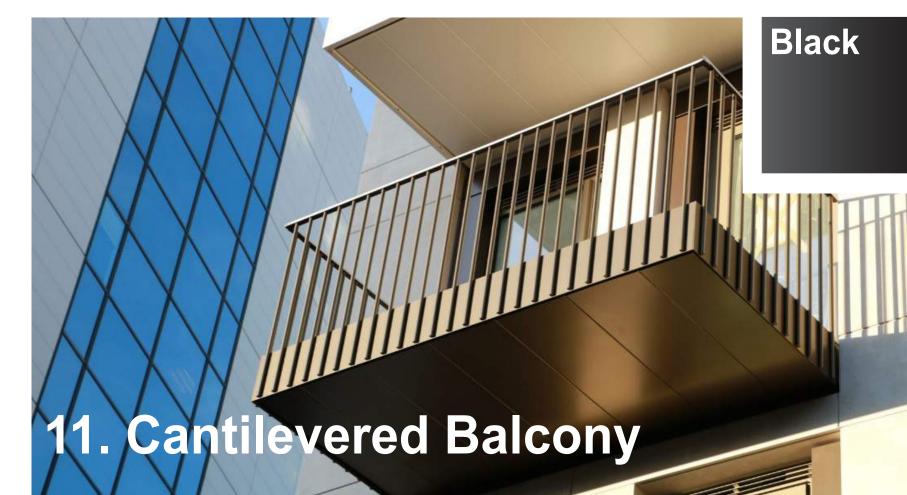
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PROJECT NO.

















106 NW 36th St PROJECT ADDRESS Seattle, WA 98107 North America Development

CONSULTANTS

600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888

STRUCTURAL ENGINEER

LIFE SAFETY CODE CONSULTANT

MECHANICAL/ ELECTRICAL ENGINEER

INTERIOR DESIGN

MZA ARCHITECTURE

ΜZΛ

LANDSCAPE ARCHITECT

MUP SUBMISSION

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ARCHITECTURE

MATERIAL COLOR BOARD

Checker 03/19/21 PROJECT NO. 19-049



PROJECT NAME 106 NW 36th St PROJECT ADDRESS Seattle, WA 98107 North America Development Revision Description REVISIONS CONSULTANTS DESIGN ARCHITECT 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE MΖΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT DRAWING STATUS MUP SUBMISSION Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL ARCHITECTURE PERSPECTIVES CHECKED

Checker Author SCALE 03/19/21

PROJECT NO. 19-049 DRAWING NO.

REVISION NO.



PROJECT NAME

106 NW 36th St

PROJECT ADDRESS

106 NW 36th St.

Seattle, WA 98107

North America Development

V DI AN

KEY PLAN

o. Date Revision Description

CONSULTANTS

DESIGN ARCHITECT

REVISIONS

DESIGN ARCHITECT

MZA ARCHITECTURE

600 108TH AVENUE NE, SUITE 108

BELLEVUE, WA 98004

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STRUCTURAL ENGINEER

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

LANDSCAPE ARCHITECT

DRAWING STATUS

MUP SUBMISSION

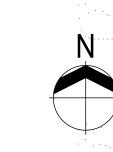
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ARCHITECTURE

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Author

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SCALE

DATE

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REVISION NO.

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PROJECT NAME 106 NW 36th St Seattle, WA 98107 North America Development Revision Description REVISIONS CONSULTANTS DESIGN ARCHITECT MZA ARCHITECTURE 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MΖΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT DRAWING STATUS MUP SUBMISSION Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used.
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PROJECT NO.

DRAWING NO.

19-049

REVISION NO.

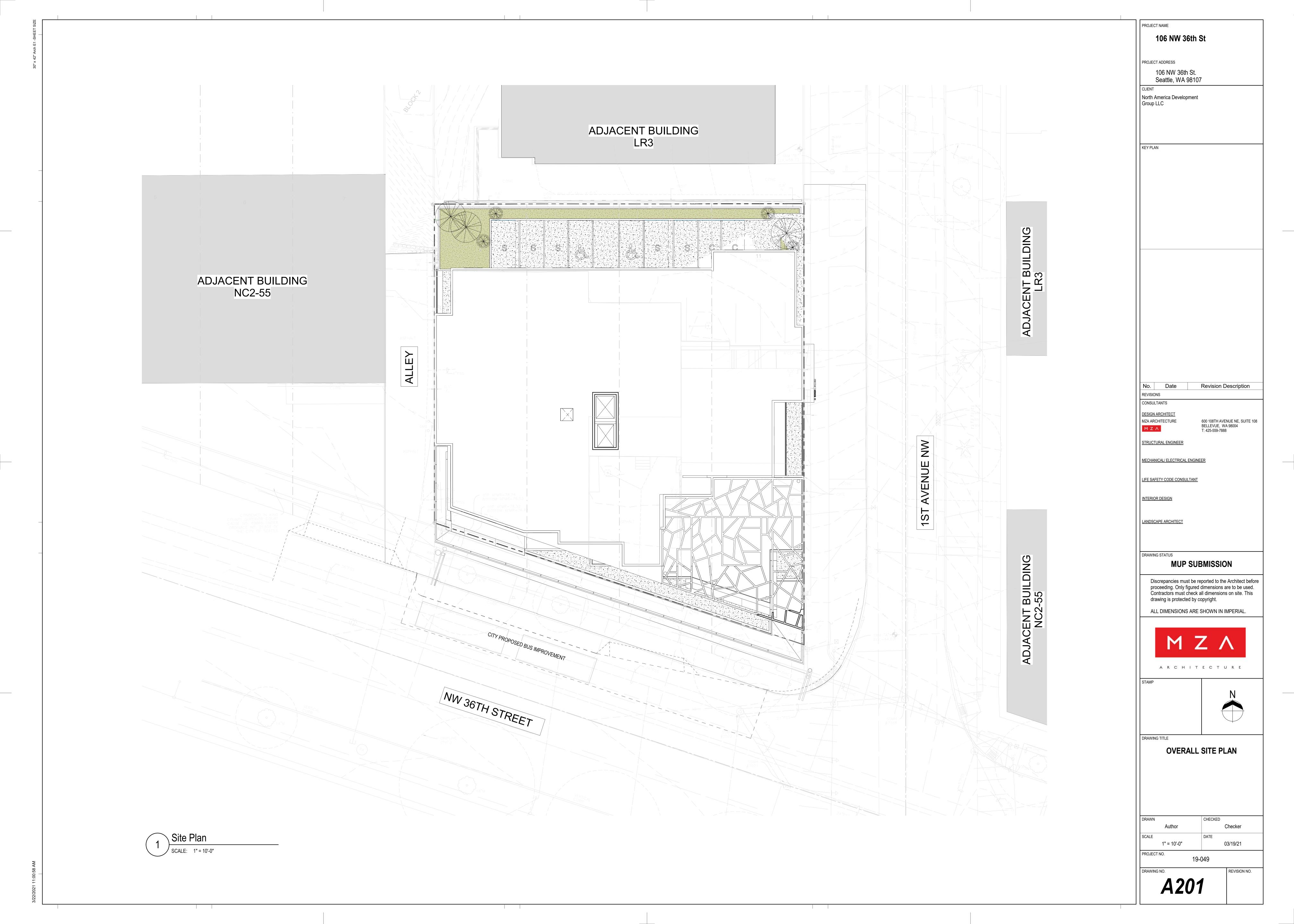
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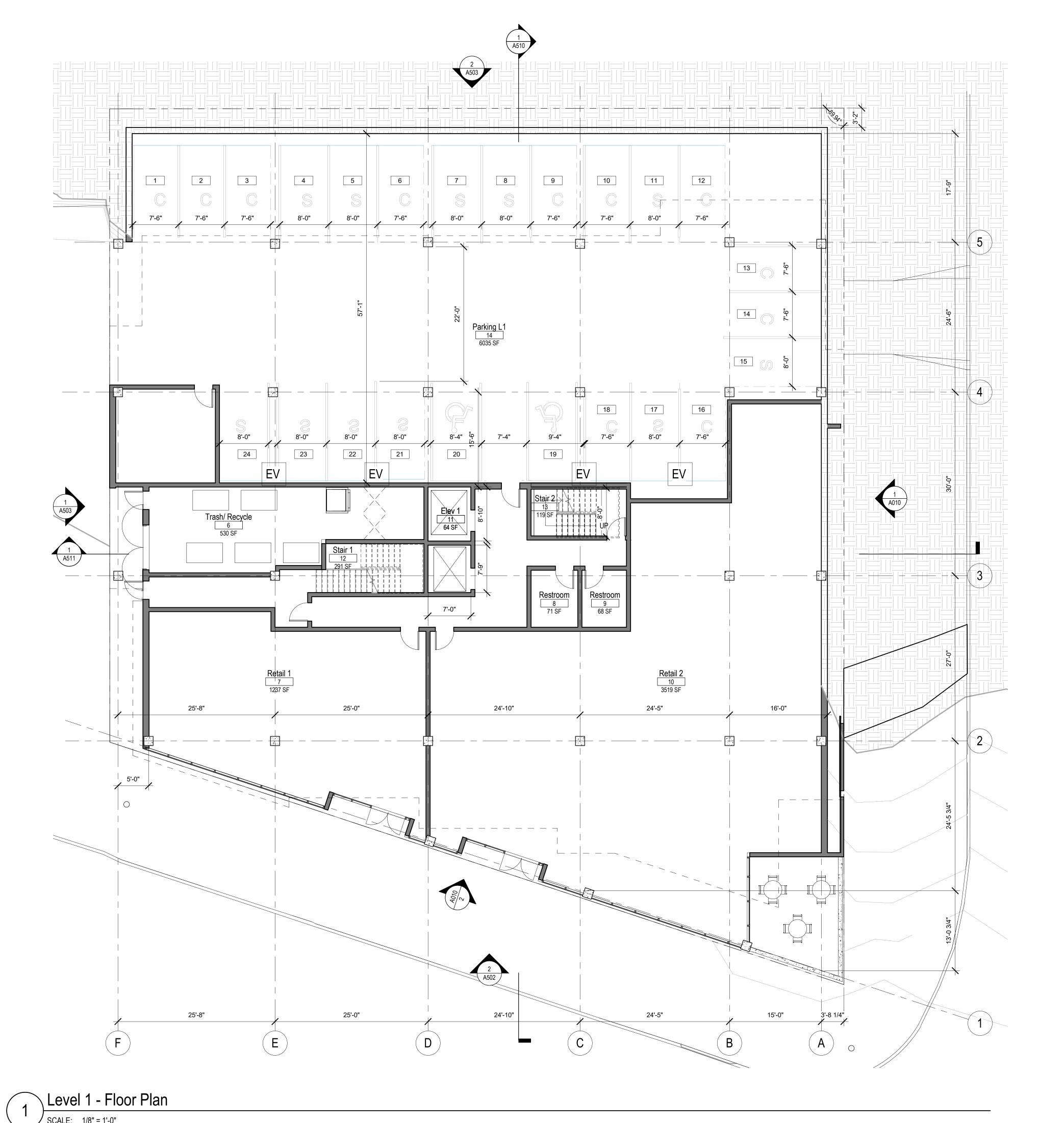




PROJECT NAME 106 NW 36th St PROJECT ADDRESS Seattle, WA 98107 North America Development Group LLC KEY PLAN REVISIONS CONSULTANTS DESIGN ARCHITECT MZA ARCHITECTURE 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LANDSCAPE ARCHITECT DRAWING STATUS **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used.
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PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107 North America Development Group LLC Revision Description REVISIONS CONSULTANTS DESIGN ARCHITECT 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE MΖΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT DRAWING STATUS **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. ARCHITECTURE

PROJECT NAME

106 NW 36th St

MP

LEVEL 1 - FLOOR PLAN

DRAWN
Author
Checker

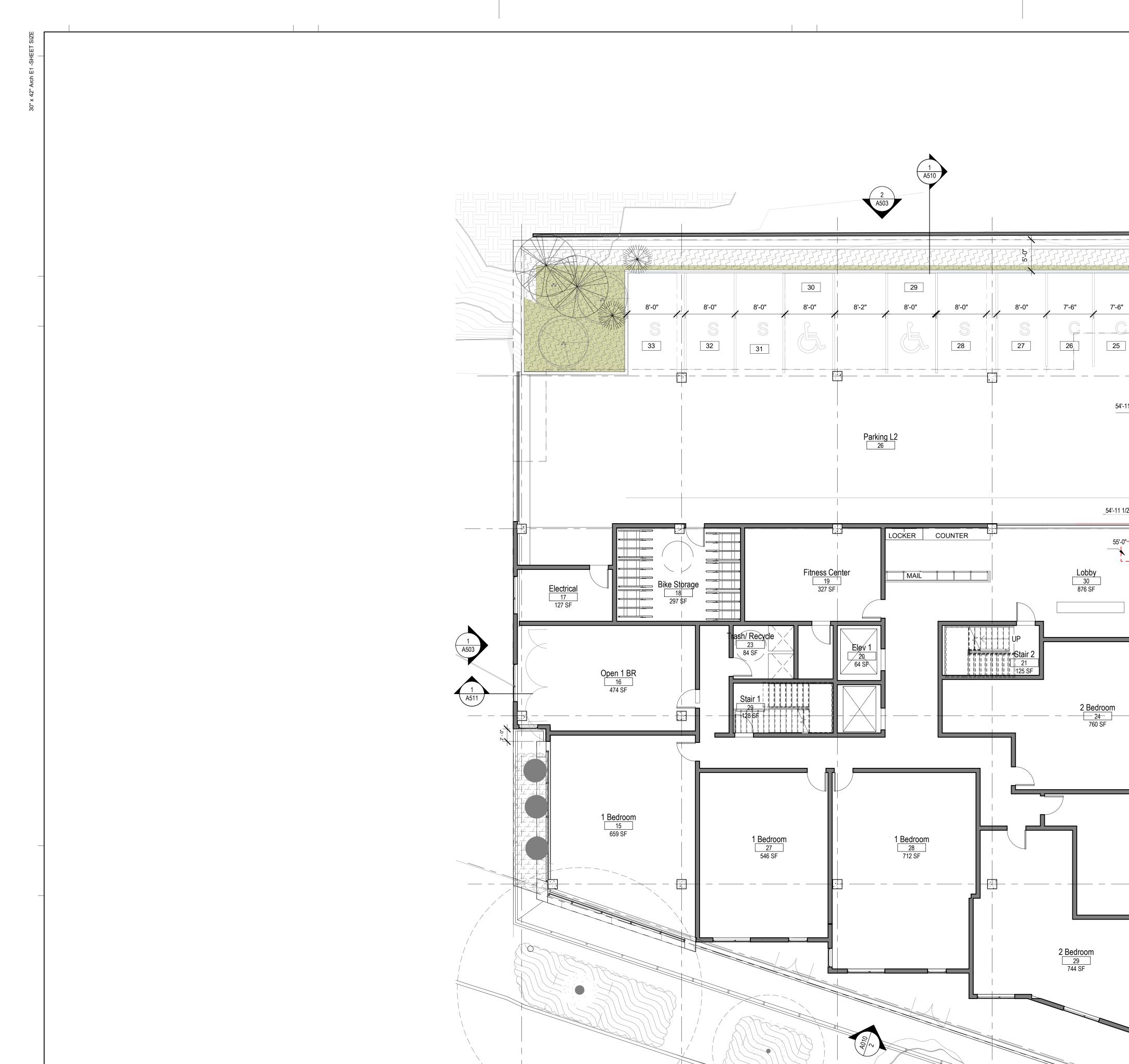
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1/8" = 1'-0"

DATE
03/19/21

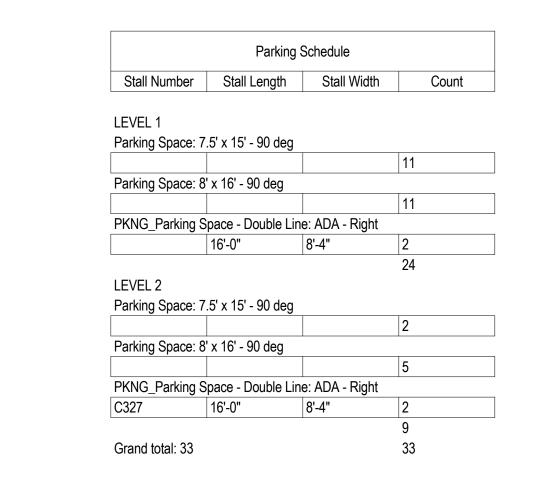
PROJECT NO.
19-049

A211

2021 11:51:24 AM



Level 2 - Floor Plan



BLDG ABV

PROJECT NAME 106 NW 36th St PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107 CLIENT North America Development Group LLC

Revision Description REVISIONS CONSULTANTS DESIGN ARCHITECT 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE ΜZΛ STRUCTURAL ENGINEER

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

LANDSCAPE ARCHITECT

DRAWING STATUS **MUP SUBMISSION**

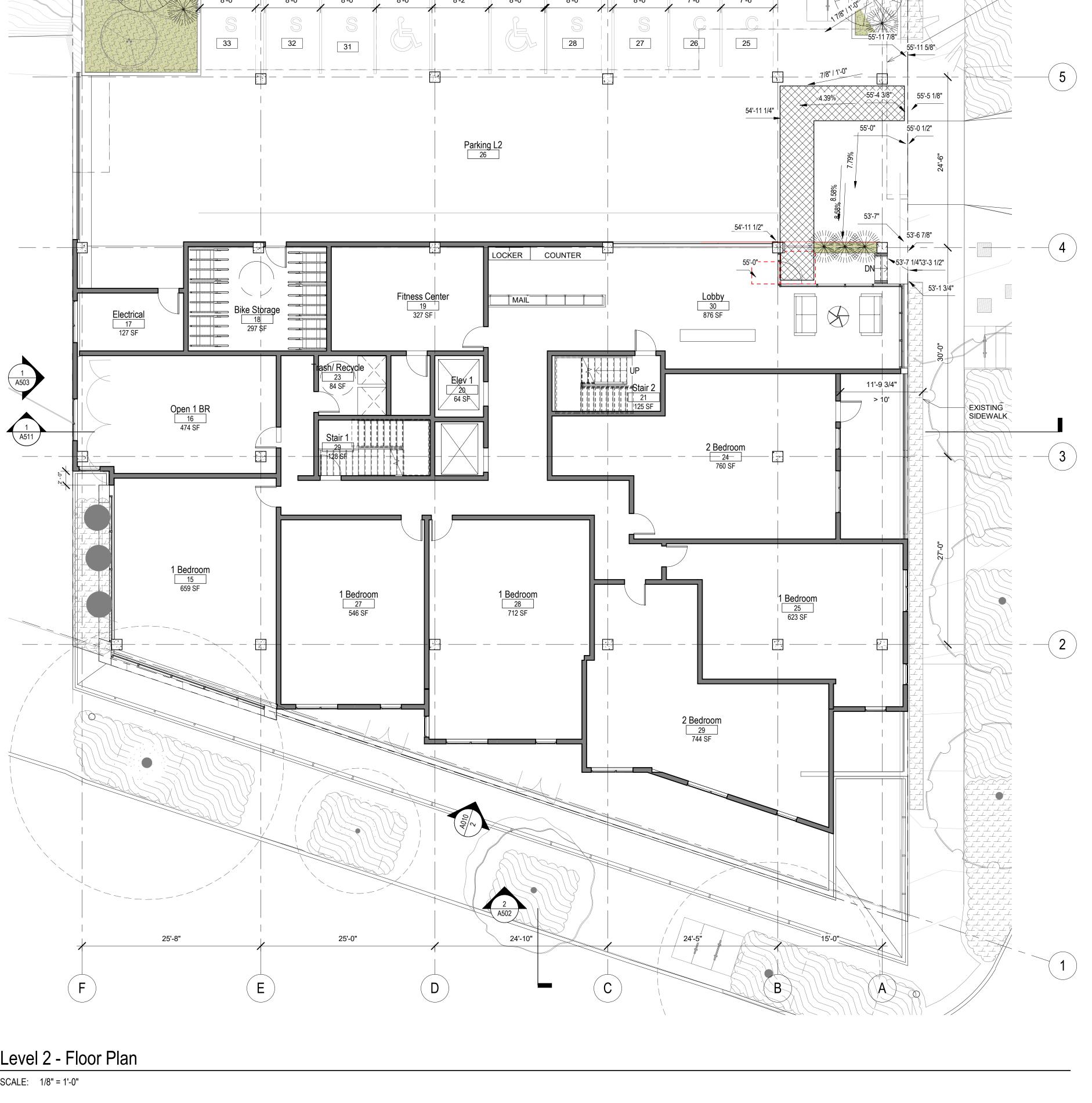
Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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LEVEL 2 - FLOOR PLAN

CHECKED PROJECT NO. 19-049



106 NW 36th St 106 NW 36th St. Seattle, WA 98107 North America Development Group LLC

Revision Description

600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888

MECHANICAL/ ELECTRICAL ENGINEER

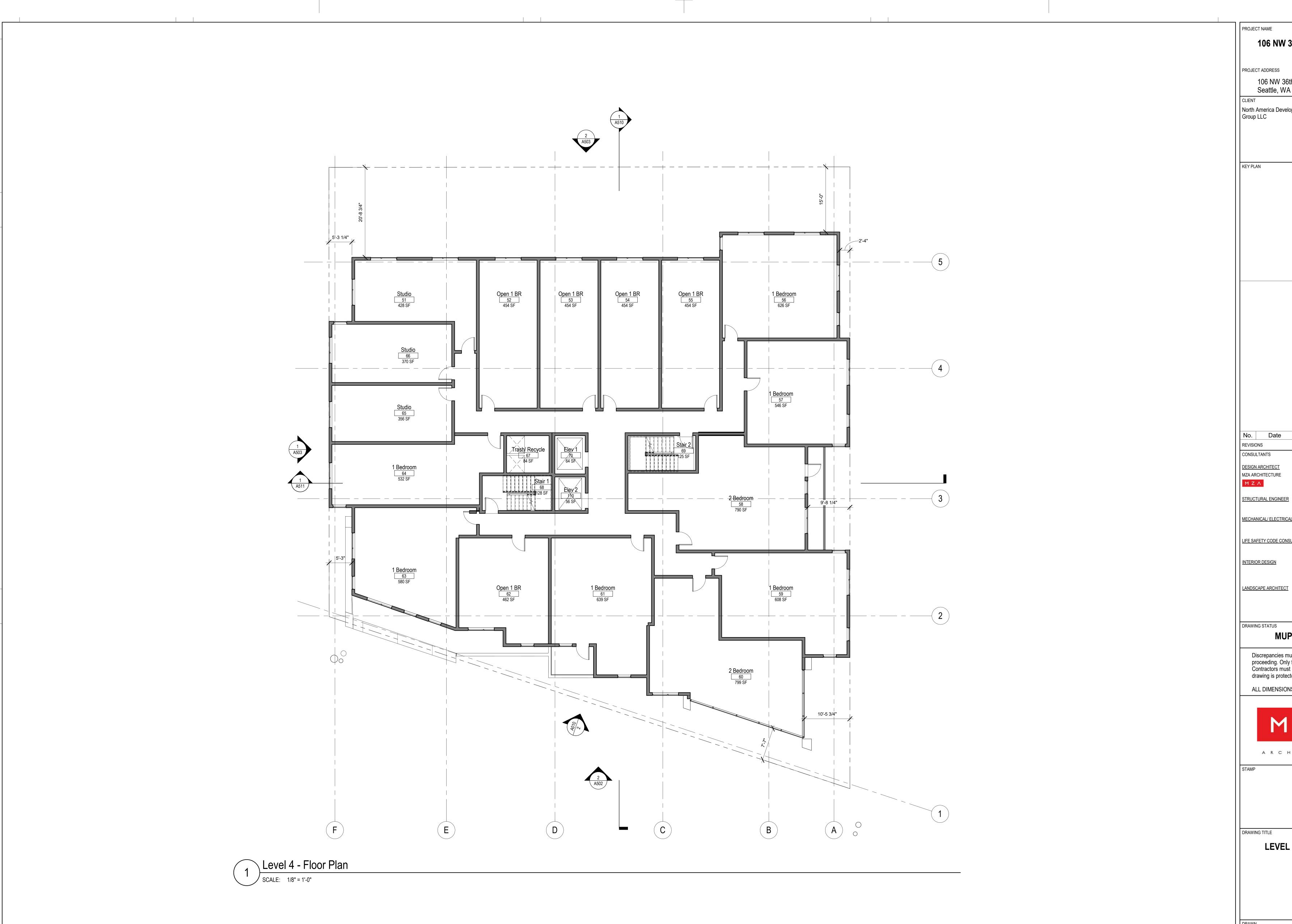
MUP SUBMISSION

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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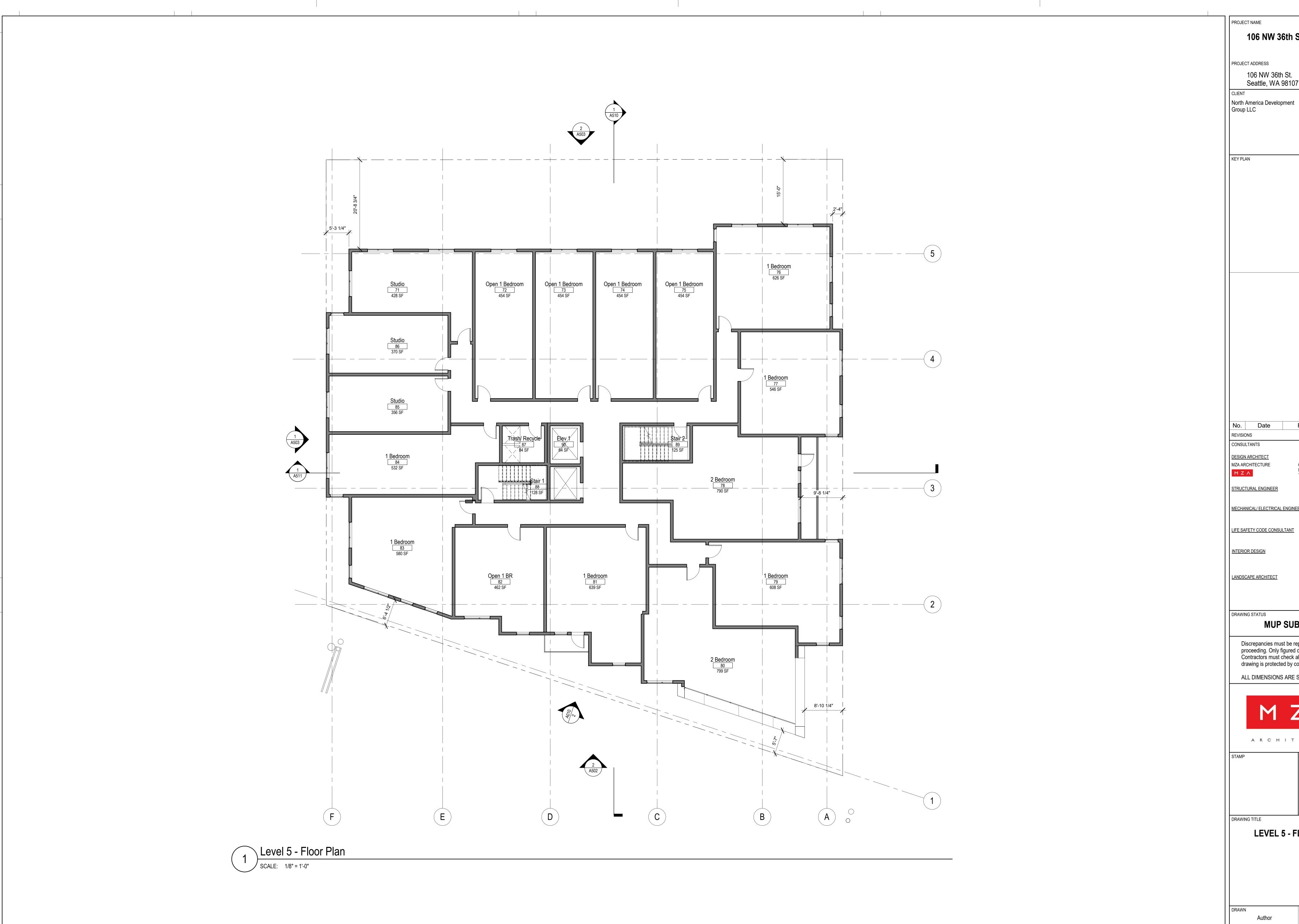
LEVEL 3 - FLOOR PLAN



106 NW 36th St 106 NW 36th St. Seattle, WA 98107 North America Development Group LLC Revision Description 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. ARCHITECTURE **LEVEL 4 - FLOOR PLAN** PROJECT NO.

A214

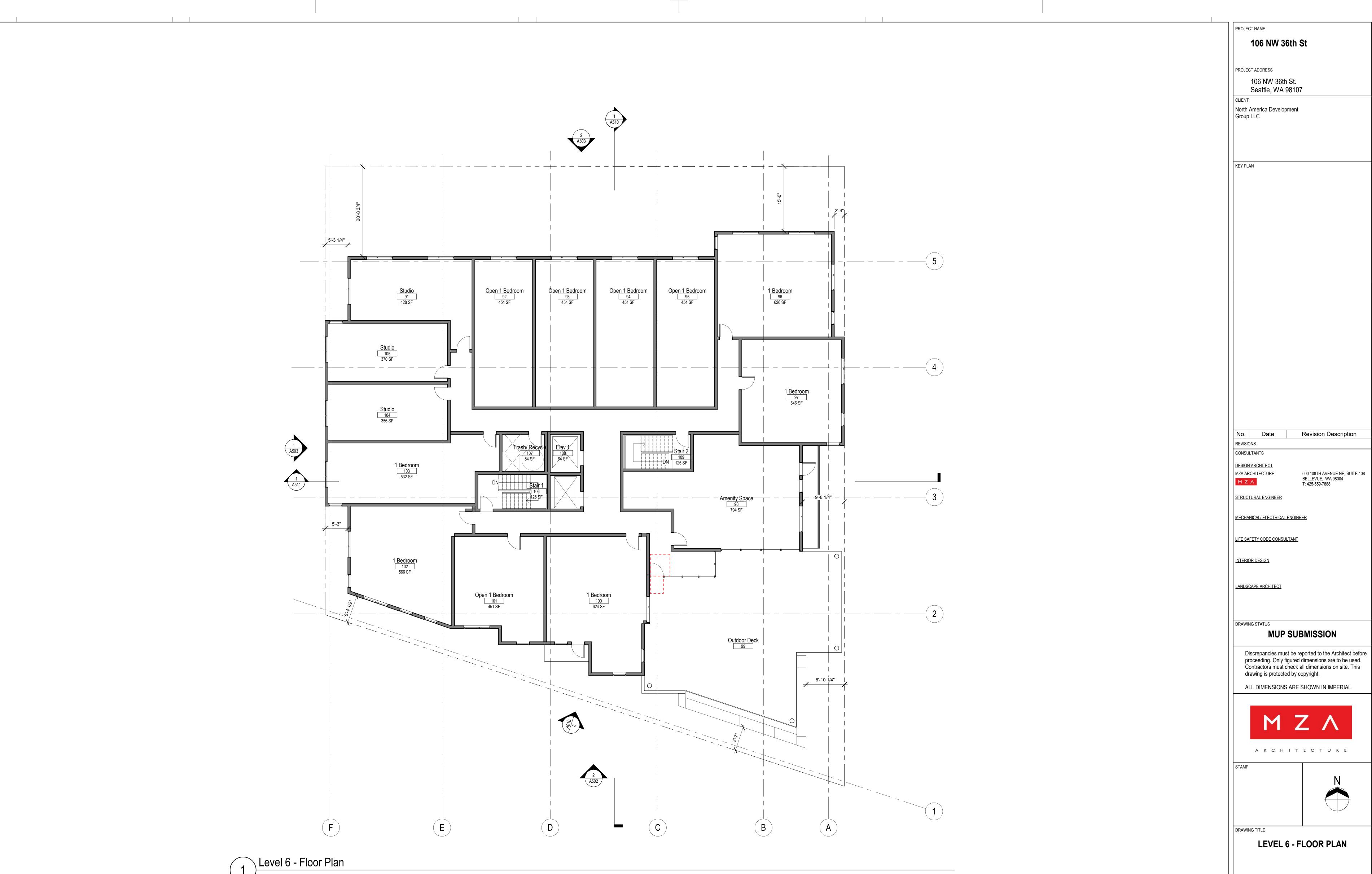
/22/2021 11·01·06 AM



106 NW 36th St 106 NW 36th St. Seattle, WA 98107 Revision Description 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. ARCHITECTURE **LEVEL 5 - FLOOR PLAN** PROJECT NO.

A215

27/2021 11:01:07 AM

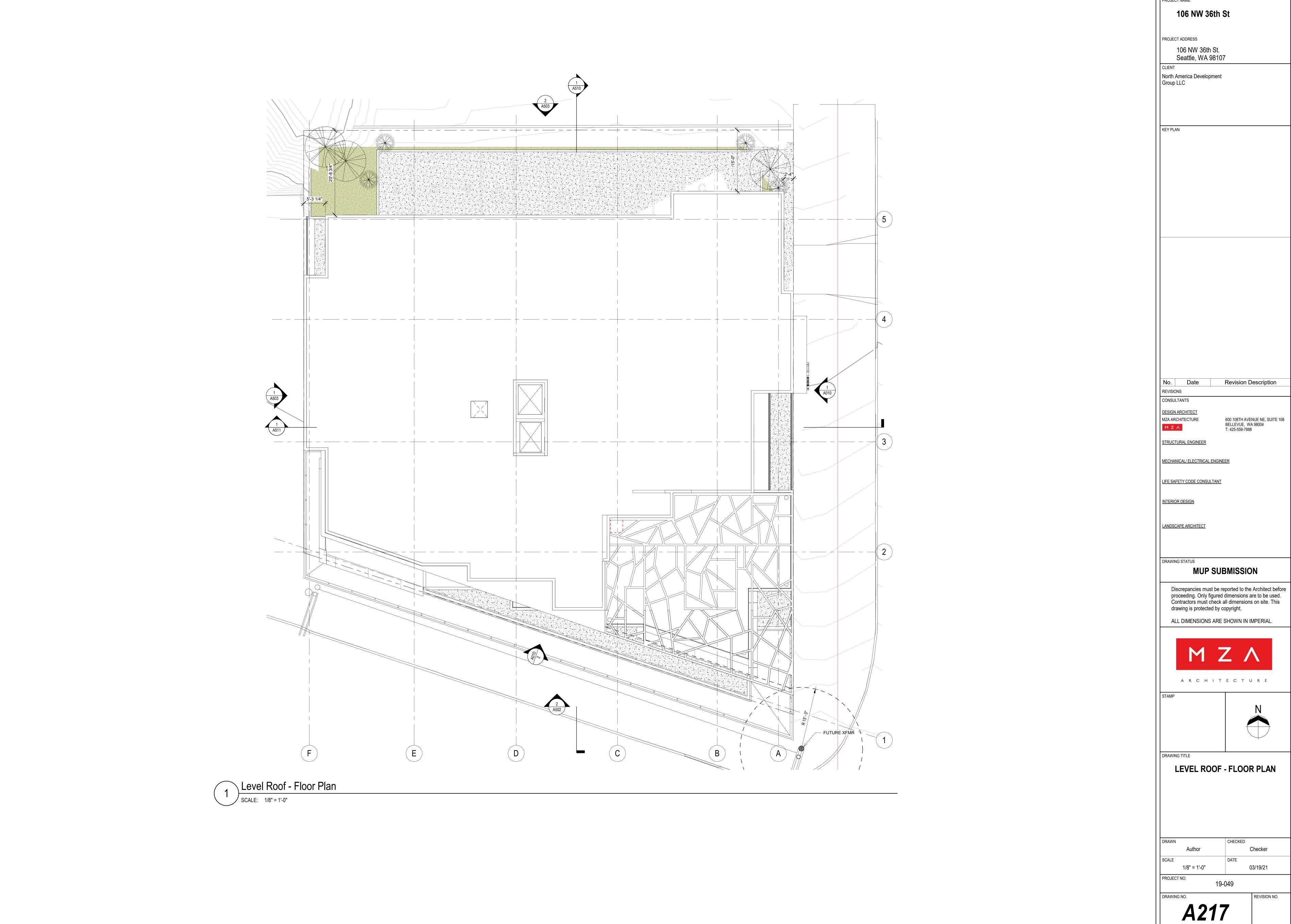


SCALE: 1/8" = 1'-0"

Revision Description

600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888

PROJECT NO.

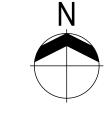


PROJECT NAME

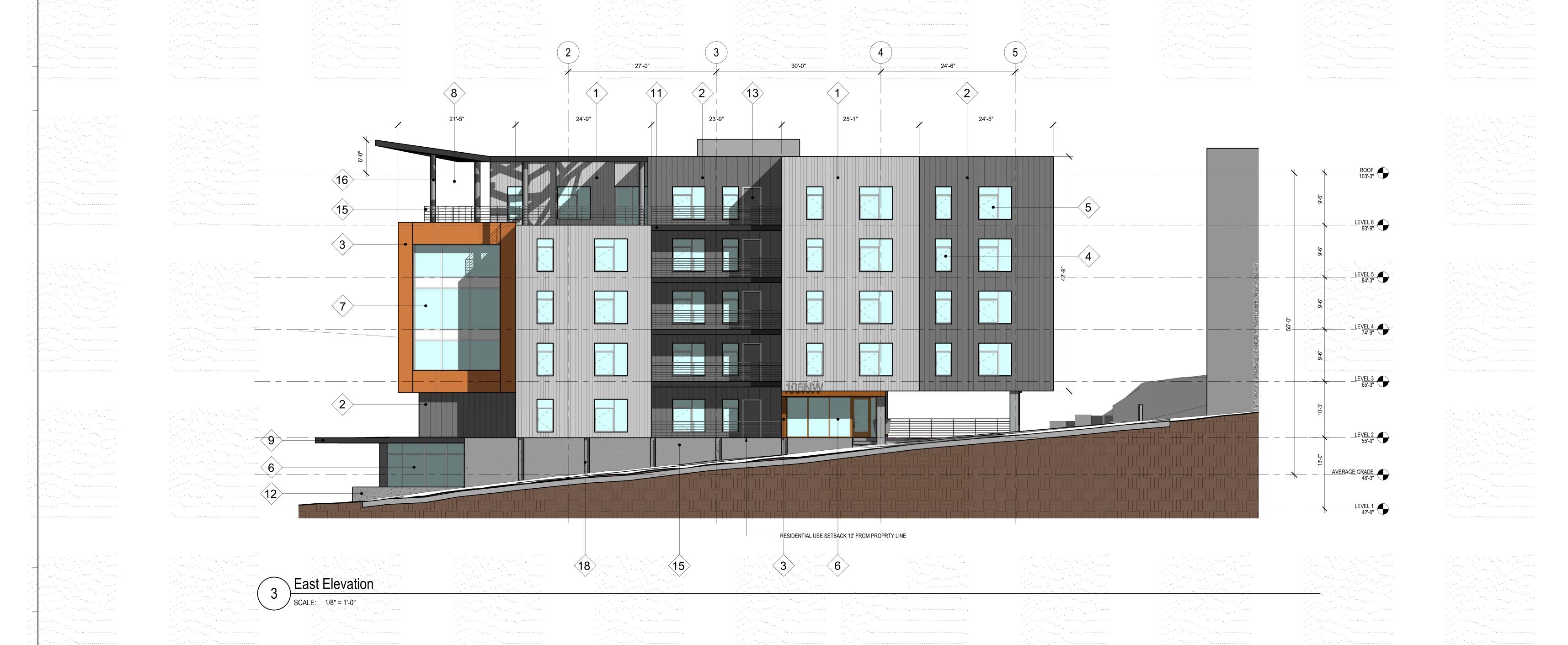
Revision Description

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.





LEVEL ROOF - FLOOR PLAN



MATERIAL LEGEND

- 1. Classic waved corrugated metal panel rainscreen (light gray)
- 2. Standing seam metal panel rainscreen (dark gray)
- 3. Corten metal panel rainscreen
- 4. Vinyl single casement window
- 5. Vinyl casement window with sidelight
- 6. Alum. Storefront
- 7. Alum window wall with spandrel glass
- 8. Custom fabricated steel canopy (black painted) 9. Clear glass canopy with black painted steel frame
- 10. Roof eave with sheet metal cladding (black painted)
- 11. Balcony deck with sheet metal cladding (black painted)
- 12. Cast in place concrete wall
- 13. Powder coated metal swing door (dark gray to match standing seam finish)
- 14. Clear glass swing doors
- 15. Powder coated alum guardrail
- 16. Steel column (light gray)
- 17. Exposed concrete column
- 18. Precast decorative concrete panel

106 NW 36th St PROJECT ADDRESS Seattle, WA 98107 North America Development Revision Description REVISIONS CONSULTANTS DESIGN ARCHITECT MZA ARCHITECTURE 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 ΜZΛ T: 425-559-7888 STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER INTERIOR DESIGN LANDSCAPE ARCHITECT MUP SUBMISSION proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL ARCHITECTURE

EAST ELEVATION

CHECKED Checker Author SCALE 03/19/21 As indicated PROJECT NO. 19-049

REVISION NO.

DRAWING NO.

South Elevation - Orthogonal View to Property Line



MATERIAL LEGEND

- Classic waved corrugated metal panel rainscreen (light gray)
- 2. Standing seam metal panel rainscreen (dark gray)
- Corten metal panel rainscreen
- Vinyl single casement window
- Vinyl casement window with sidelight
- 6. Alum. Storefront
- Alum window wall with spandrel glass
- Custom fabricated steel canopy (black painted) Clear glass canopy with black painted steel frame
- 10. Roof eave with sheet metal cladding (black painted)
- 11. Balcony deck with sheet metal cladding (black painted)
- 12. Cast in place concrete wall
- 13. Powder coated metal swing door (dark gray to match standing seam finish)
- 14. Clear glass swing doors15. Powder coated alum guardrail

- 16. Steel column (light gray)17. Exposed concrete column18. Precast decorative concrete panel

CONSULTANTS 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 ΜZΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LANDSCAPE ARCHITECT MUP SUBMISSION proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL **SOUTH ELEVATION**

CHECKED

19-049

SCALE

PROJECT NO.

As indicated

A502

Checker

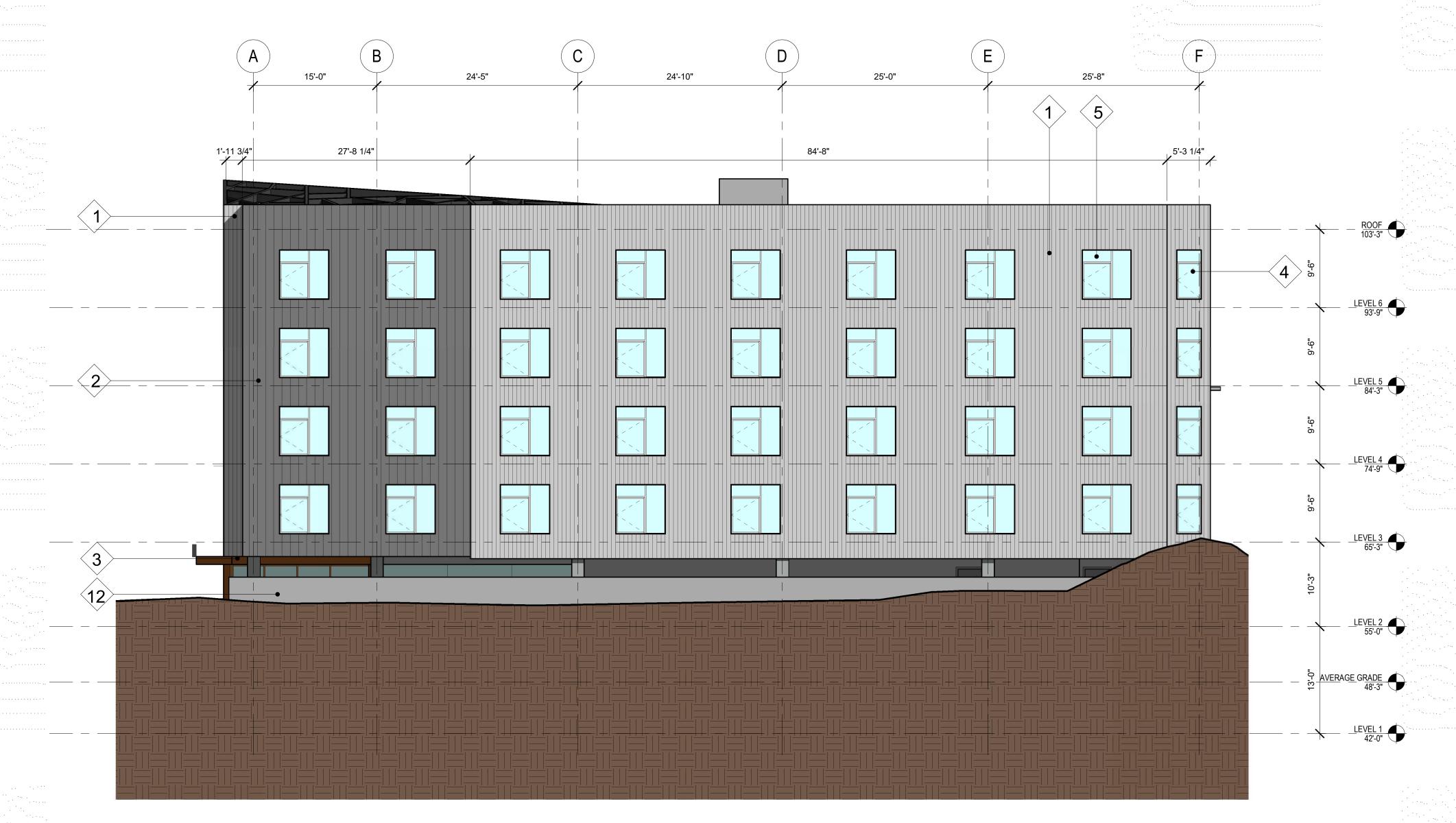
03/19/21

REVISION NO.

South Elevation - Orthogonal View to Primary Gridlines



West Elevation



North Elevation

MATERIAL LEGEND

- Classic waved corrugated metal panel rainscreen (light gray)
- 2. Standing seam metal panel rainscreen (dark gray)
- Corten metal panel rainscreen
- Vinyl single casement window
- 5. Vinyl casement window with sidelight
- 6. Alum. Storefront
- Alum window wall with spandrel glass
- 8. Custom fabricated steel canopy (black painted)
- Clear glass canopy with black painted steel frame
 Roof eave with sheet metal cladding (black painted)
- 11. Balcony deck with sheet metal cladding (black painted) 12. Cast in place concrete wall
- 13. Powder coated metal swing door (dark gray to match standing seam finish)
- 14. Clear glass swing doors15. Powder coated alum guardrail

- 16. Steel column (light gray)17. Exposed concrete column18. Precast decorative concrete panel

106 NW 36th St

North America Development

CONSULTANTS

REVISIONS

DESIGN ARCHITECT 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE ΜZΛ

STRUCTURAL ENGINEER

MECHANICAL/ ELECTRICAL ENGINEER

LIFE SAFETY CODE CONSULTANT

INTERIOR DESIGN

LANDSCAPE ARCHITECT

MUP SUBMISSION

proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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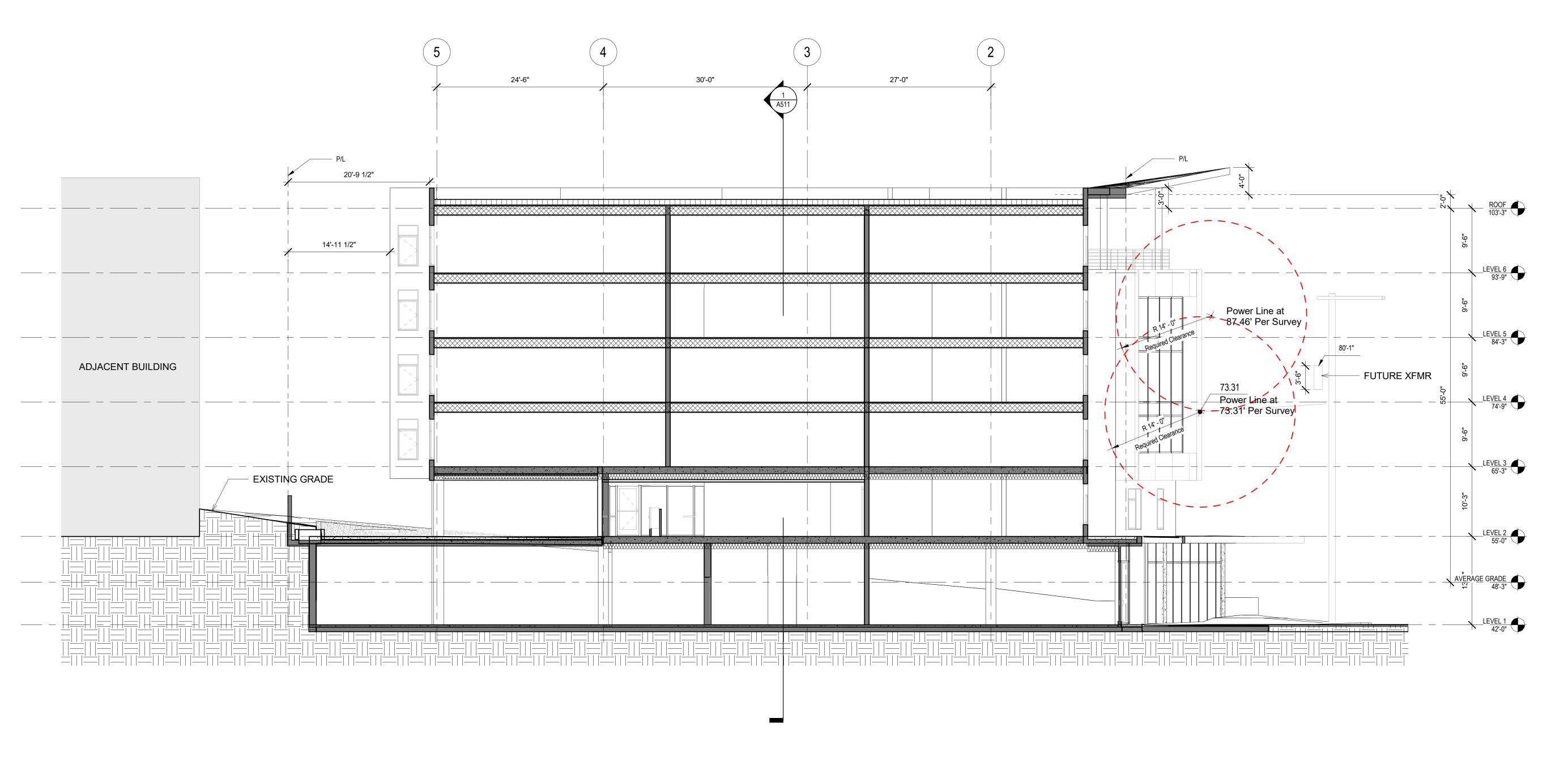
ARCHITECTURE

WEST & NORTH ELEVATION

CHECKED Checker SCALE 03/19/21 As indicated PROJECT NO.

REVISION NO.

19-049



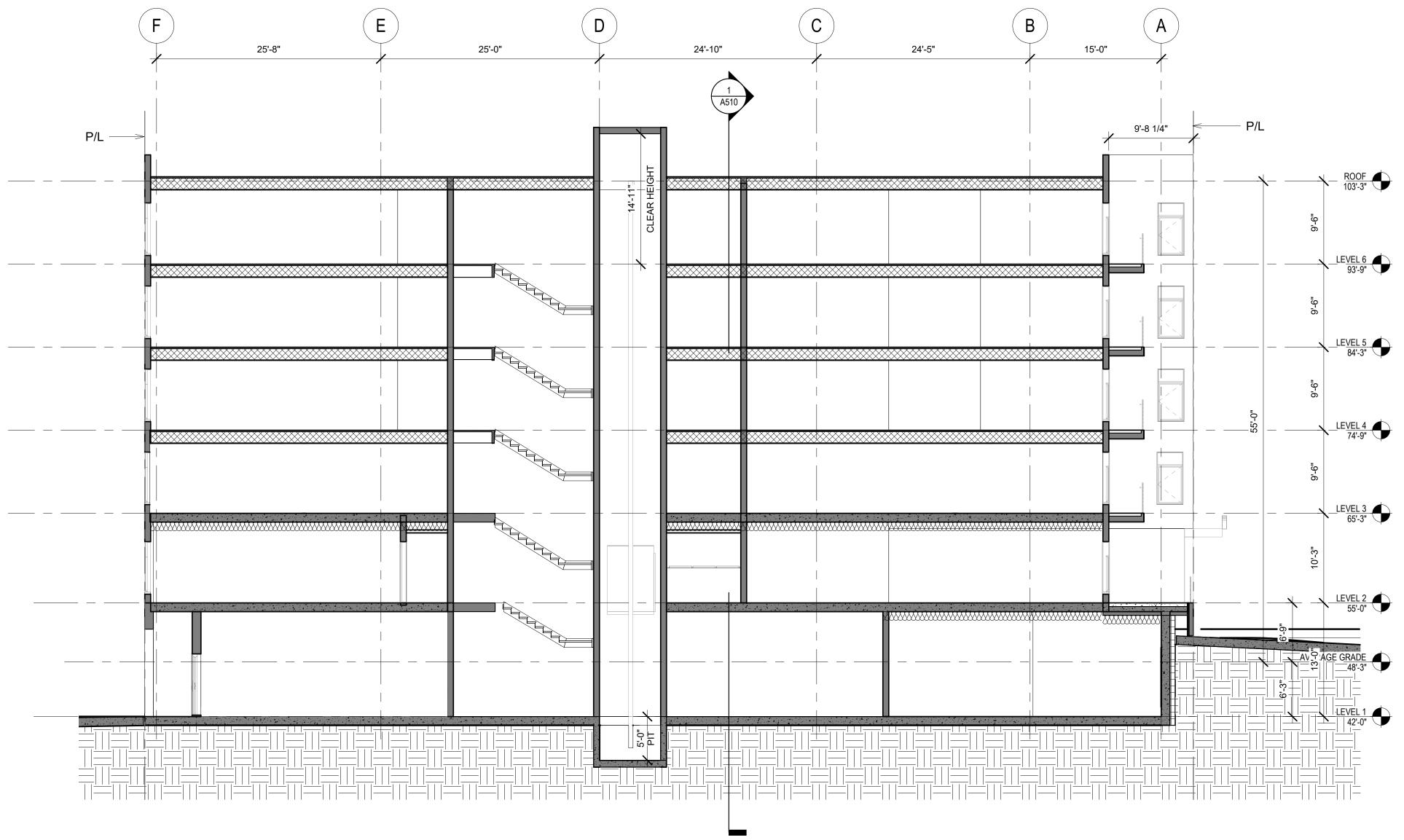
Section @ Units N/S

SCALE: 1/8" = 1'-0"

PROJECT NAME 106 NW 36th St PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107 North America Development Group LLC No. Date Revision Description CONSULTANTS DESIGN ARCHITECT 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE ΜZΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT DRAWING STATUS **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. ARCHITECTURE **BUILDING SECTIONS**

A510

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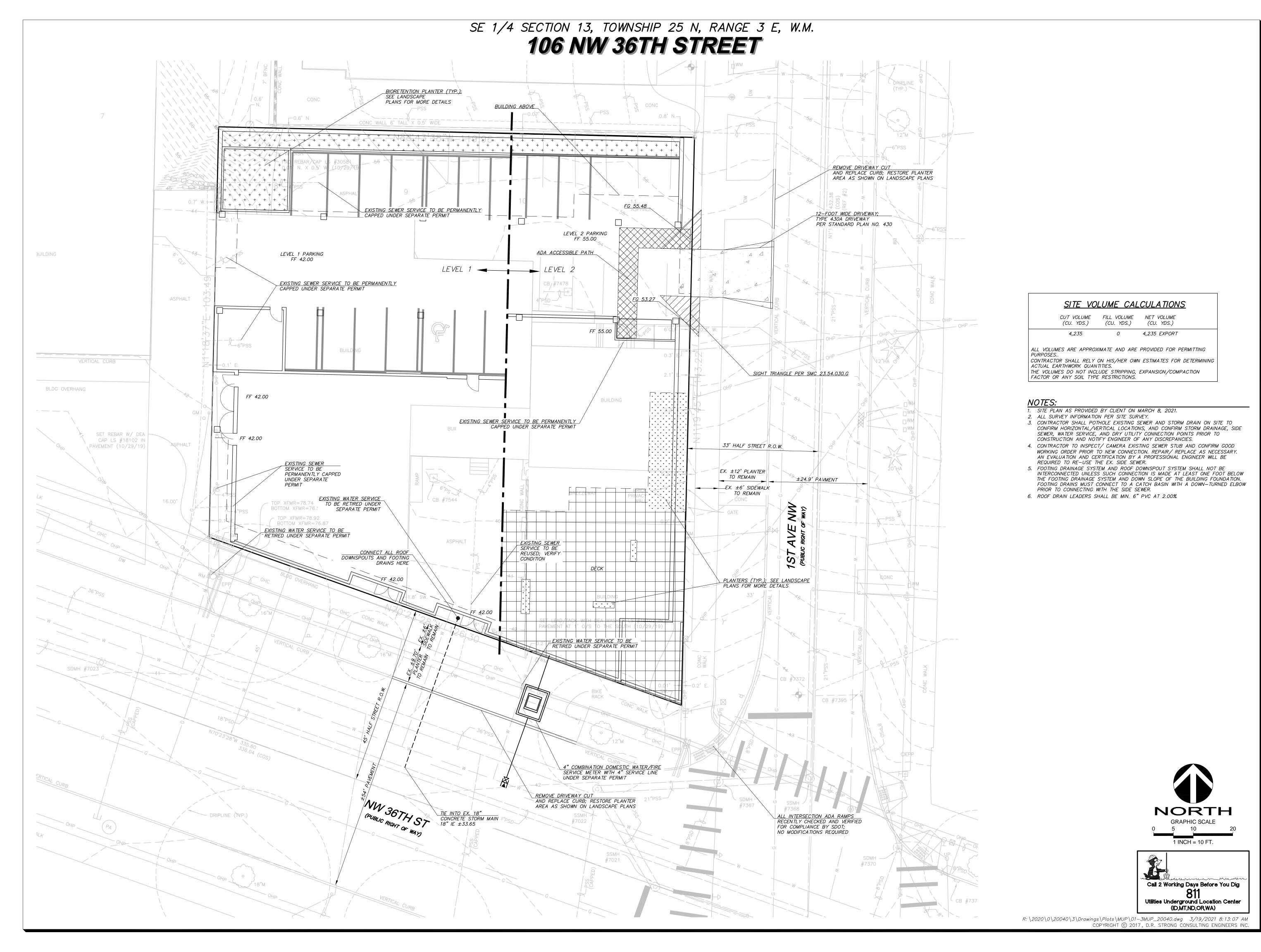


Section @ Core Area E/W

SCALE: 1/8" = 1'-0"

PROJECT NAME 106 NW 36th St PROJECT ADDRESS 106 NW 36th St. Seattle, WA 98107 North America Development Group LLC No. Date Revision Description CONSULTANTS DESIGN ARCHITECT 600 108TH AVENUE NE, SUITE 108 BELLEVUE, WA 98004 T: 425-559-7888 MZA ARCHITECTURE ΜZΛ STRUCTURAL ENGINEER MECHANICAL/ ELECTRICAL ENGINEER LIFE SAFETY CODE CONSULTANT INTERIOR DESIGN LANDSCAPE ARCHITECT DRAWING STATUS **MUP SUBMISSION** Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. ARCHITECTURE **BUILDING SECTIONS**

PROJECT NO.





D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

NA.

620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423

> MASTER USE PERMIT SITE PLA 106 NORTHWEST 36TH STREET

INFINITY INVESTMENT GROUP, LLC



APR

REVISION

DATE R

DRAFTED BY: JSK

DESIGNED BY: JSK

PROJECT ENGINEER: MAJ

DATE: 3.19.21

PROJECT NO.: 20040

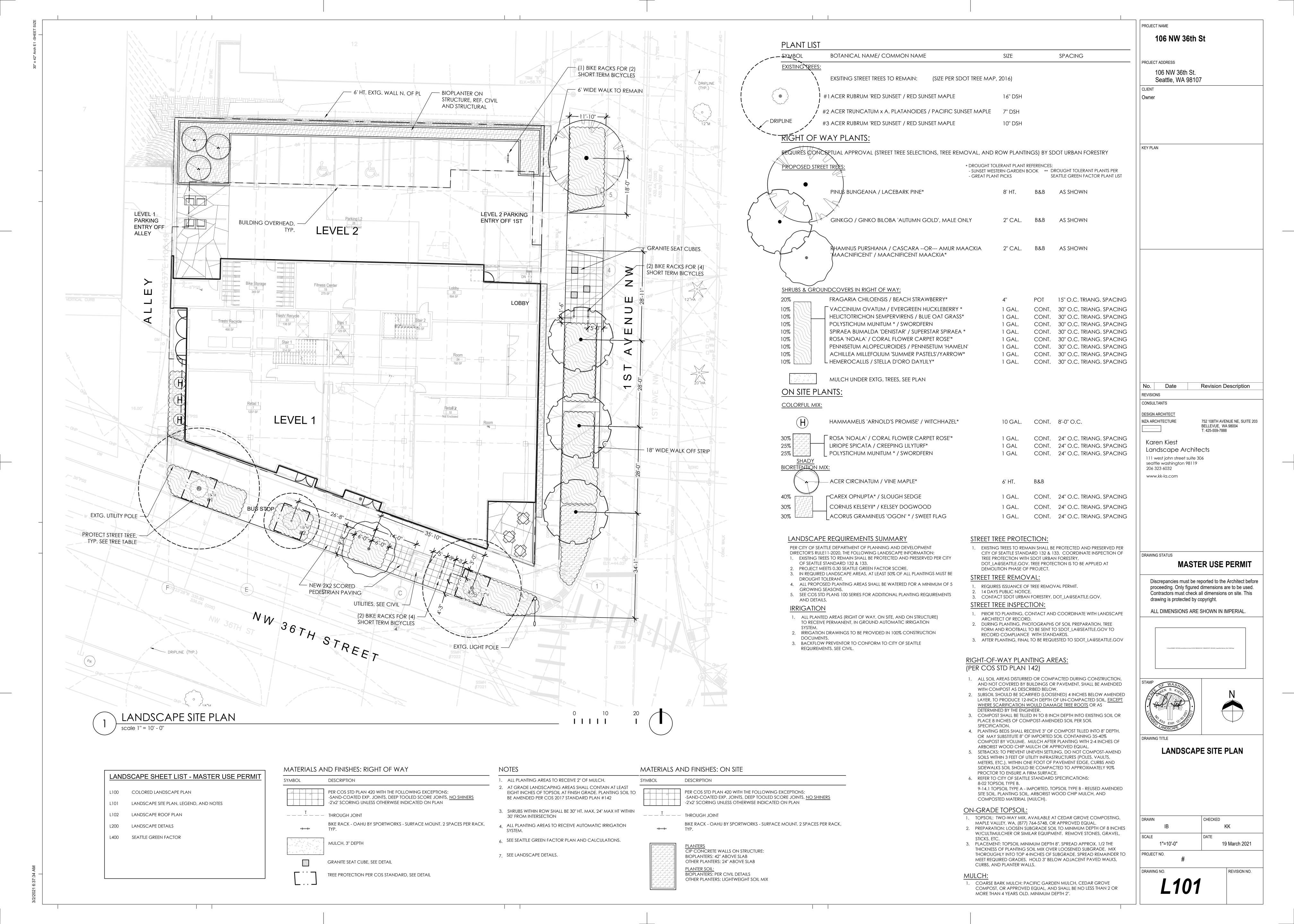
DRAWING: C1
SHEET: 1 OF 1

Revision Description 752 108TH AVENUE NE, SUITE 203

19 March 2021

L100

RAILS AND FALL PROTECTION





0 10 20 **1**

MATERIALS LIST - ON STRUCTURE

CONCRETE PAVERS

24"X24" HYDRAPRESSED SLABS

W/ AWS PEDESTAL SYSTEM

COLOR/FINISH: TEXADA - NATURAL
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

PEDESTAL SYSTEM AWS PEDESTAL SYSTEM

AVAIL. FROM ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

GREEN ROOF LAYER SYSTEM COLUMBIA GREEN

COLUMBIA GREEN
OR APPROVED ALTERNATE. INSTALL PER MFG. INSTRUCTION.

ME METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM
COLUMBIA GREEN TECHNOLOGIES, INC.
503.684.9123. INSTALL PER MFG. INSTRUCTION.

DRAIN ROCK

AVAIL FROM QUARRY S/E/ INC., 206-522-8670

525 SOUTH FRONT STREET, SEATTLE, WA 98108
2" MIN. DEPTH, 4" MAX. DEPTH, LOCATED 12" FROM
PARAPET AT ALL GREEN ROOF AREAS, SEPARATED BY

METAL EDGER, TYP.

PREMANUFACTURED PLANTER
2'X8'X 30" HT. WILSHIRE, COLOR TBD, BY TOURNESOL SITEWORKS

800.542.2282 <u>CUSTOM STEEL PLANTER</u> 30" HT., SIZE PER DRAWINGS, COLOR TBD

<u>FIRE PIT</u> BY PALOFORM, PROVIDE GAS CONNECTION

<u>SITE FURNITURE</u> OWNER FURNISHED. PROVIDE GAS CONNECTION TO GAS GRILLS.

SEE ARCH

* DROUGHT TOLERANT PLANT REFERENCES:
- SUNSET WESTERN GARDEN BOOK ** DROUGHT TOLERANT PLANTS PER
- GREAT PLANT PICKS SEATTLE GREEN FACTOR PLANT LIST

SYM BOTANICAL NAME COMMON NAME SIZE COND. SPACING

TREES

PARROTIA PERSICA **

PERSIAN PARROTIA

8'-10' HT. B&B, MULTI PER PLAN

PERENNIALS (PLANTED IN SEDUM TILE MATS)

*—ECHINACEA PURPUREA **

PURPLE CONE FLOWER

1 GAL. CONT. 2' O.C.

SEDUM 'AUTUMN JOY' **

'AUTUMN JOY' SEDUM

1 GAL. CONT. 2' O.C.

SEDUM TILE PREVEGETATED MATS**, MIXED WITH PERENNIALS (1 GAL., 18" O.C.)

——PHYLLOSTACHYS AUREA

PHYLLOSTACHYS AUREA GOLDEN BAMBOO
OPHIOPOGON P. 'NIGRESCENS' BLACK MONDO GRASS

5 GAL. CONT. 4 PER PLANTER
1 GAL. CONT. 10 PER PLANTER

PROJECT NAME

106 NW 36th St

PROJECT ADDRESS

106 NW 36th St.
Seattle, WA 98107

CLIENT

VEV DI ANI

No. Date Revision Description

REVISIONS

CONSULTANTS

DESIGN ARCHITECT

MZA ARCHITECTURE

752 108TH AVENUE NE, SUITE 203

BELLEVUE, WA 98004

T: 425-559-7888

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
206 323 6032
www.kk-la.com

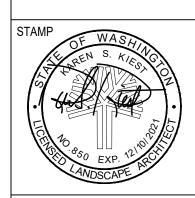
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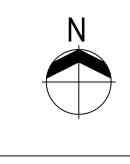
MASTER USE PERMIT

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LANDSCAPE ROOF PLAN

DRAWN

IB

KK

SCALE

1"=10'-0"

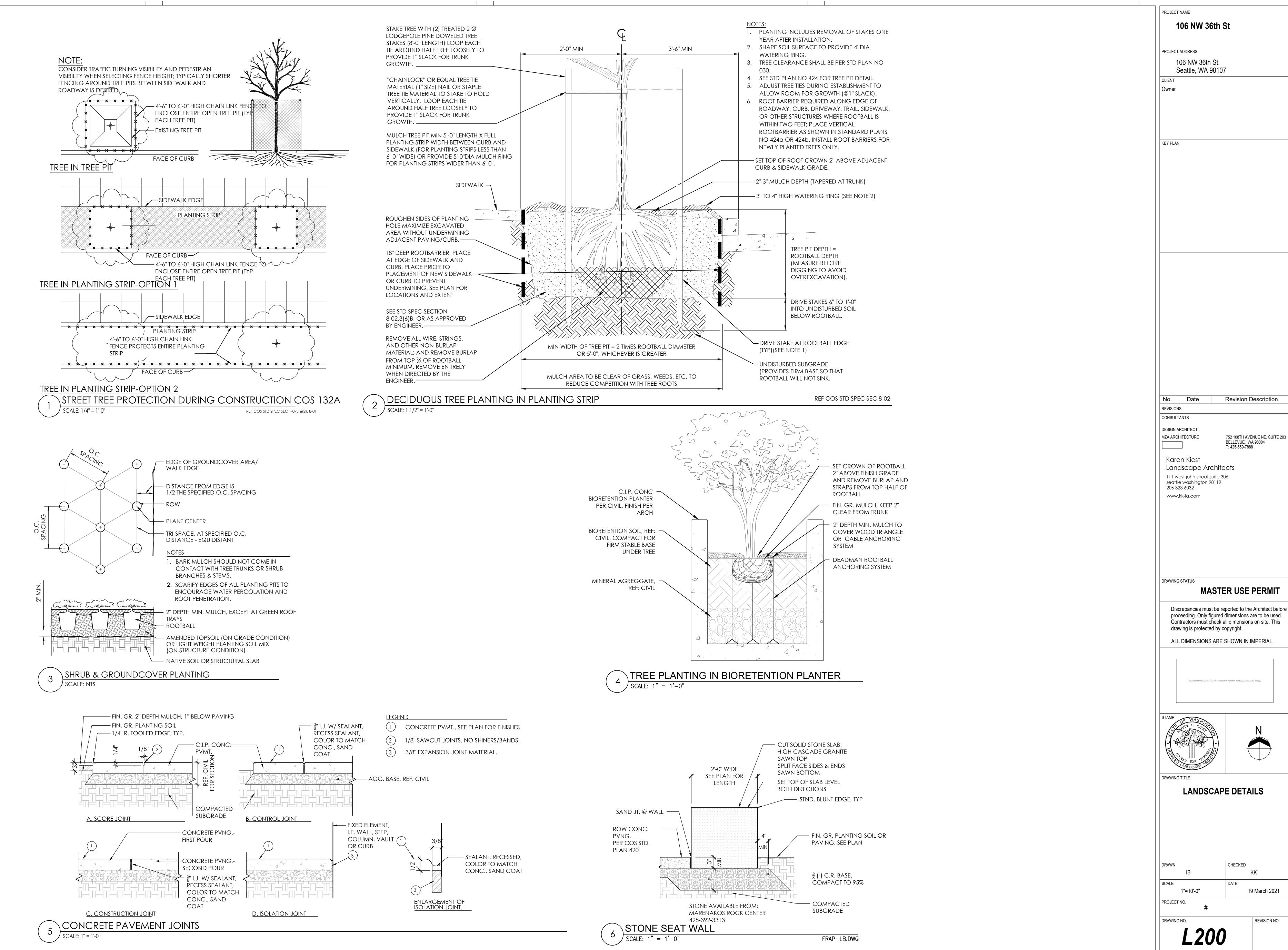
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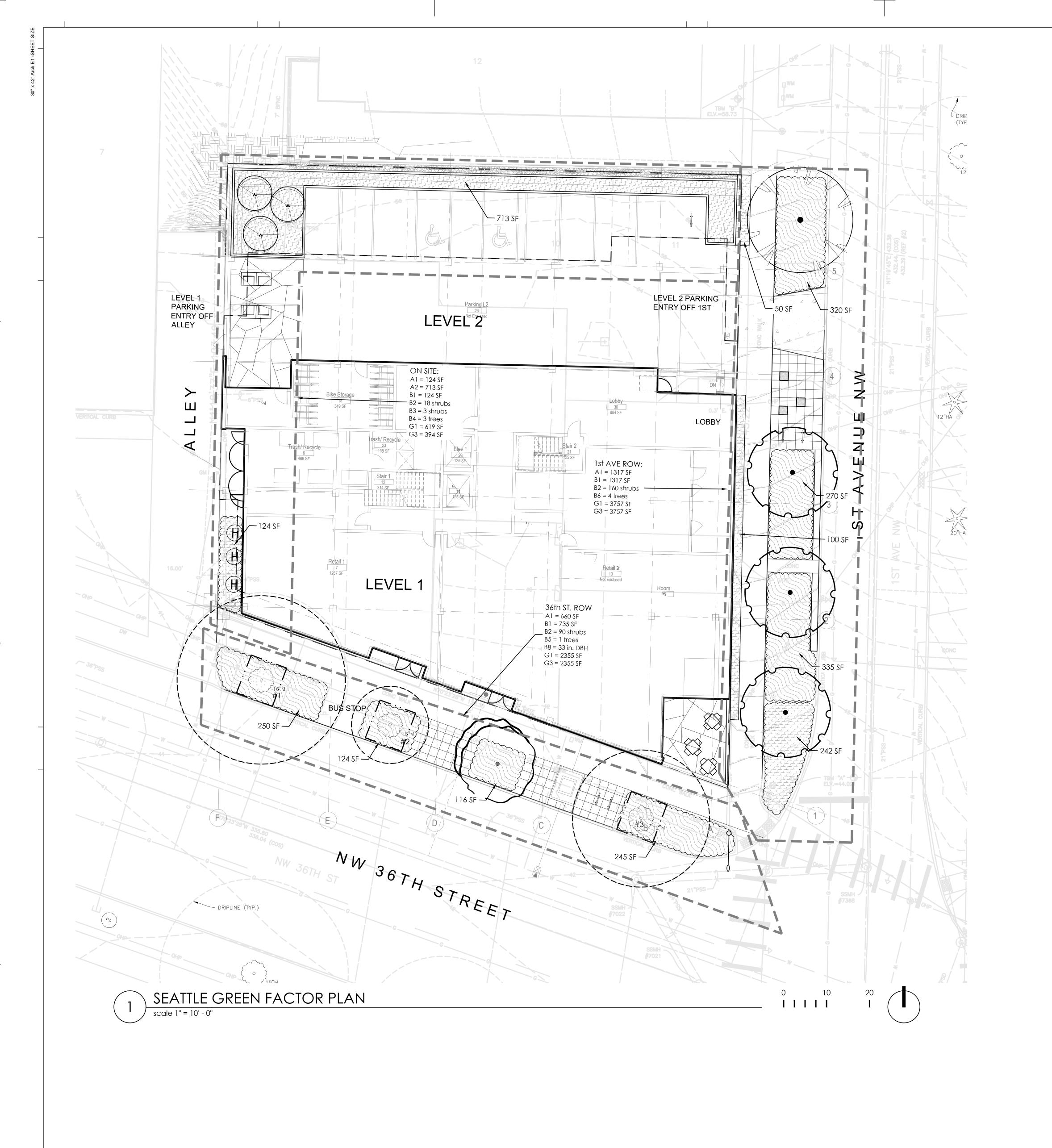
AWING NO.

L102

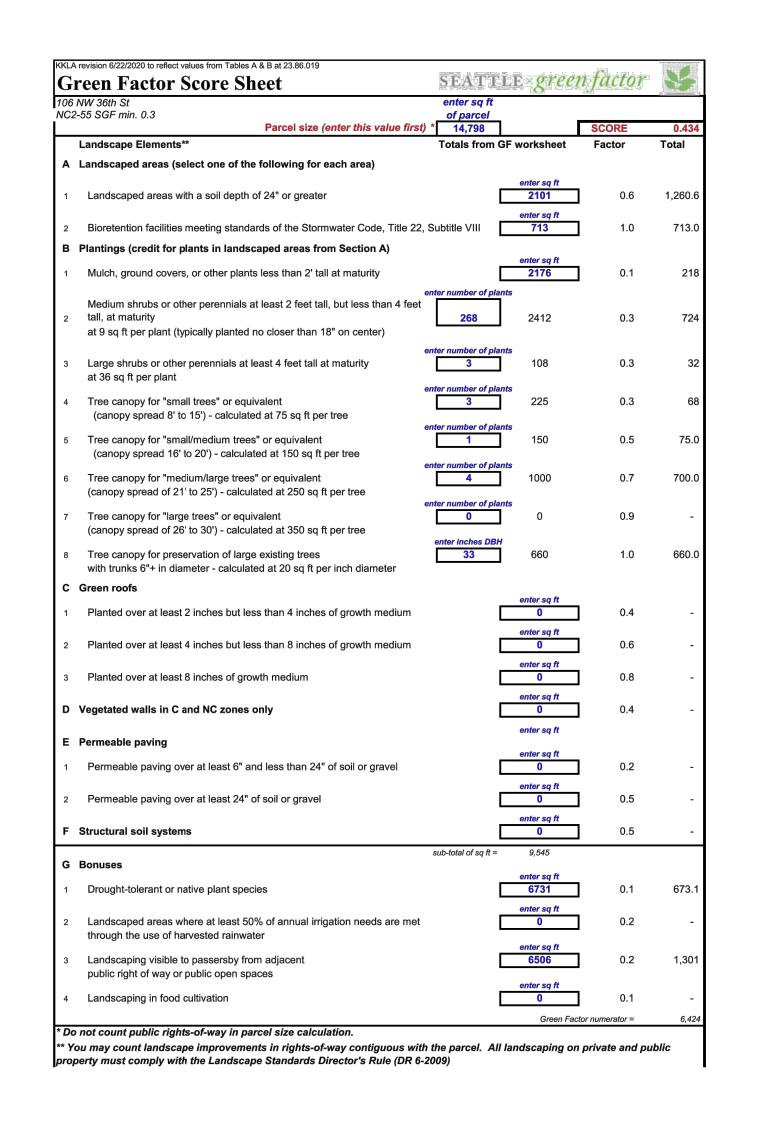
2021 6:37:34 AM

LANDSCAPE ROOF PLAN





SEATTLE GREEN FACTOR SCORE SHEET AND WORKSHEET REFLECT CHANGES MADE IN DIRECTORS RULE 11-2020



	·					
		1st ROW	36th ROW	ng Area Onsite	Roof NIC	TOTAL*
A 1	square feet	1317	660	124		2101
A2	square feet			713		713
В1	square feet	1317	735	124		2176
B2	# of plants	160	90	18		268
В3	# of plants			3		3
B4	# of trees			3		3
B5	# of trees		1			1
В6	# of trees	4				4
B7	# of trees					0
В8	DBH (in)		33			33
C1	square feet					0
C2	square feet					0
C3	square feet					0
D	square feet					0
E1	square feet					0
E2	square feet					0
F	square feet					0
G1	square feet	3757	2355	619		6731
G2	square feet			3.5		0
G3	square feet	3757	2355	394		6506
G4	square feet	5.57		1 30.		0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

PROJECT NAME

106 NW 36th St

PROJECT ADDRESS

106 NW 36th St.
Seattle, WA 98107

CLIENT
Owner

No. Date Revision Description

REVISIONS

CONSULTANTS

DESIGN ARCHITECT

MZA ARCHITECTURE 752 108TH AVENUE NE, SUITE 203

BELLEVUE, WA 98004

T: 425-559-7888

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
206 323 6032
www.kk-la.com

DRAWING STATUS

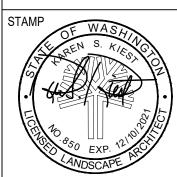
MASTER USE PERMIT

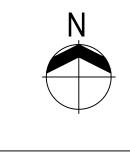
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REVISION NO.

DRAWING TITLE

SEATTLE GREEN FACTOR

DRAWN

IB

KK

SCALE

1"=10'-0"

PROJECT NO.

#

L400

21 6:37:34 AM